



**Certificate No. 0012713046**

Scan QR code or follow website link for rating details.

Assessor name Zoran Cvetkovski

Accreditation No. DMNI/13/1641

Property Address 12 Bykool Avenue, KINGS GROVE NSW 2208



SHEET	DESCRIPTION
A00.1	3D FLOOR PLAN
A02	EXISTING SITE/ DEMOLITION PLAN
A03	SITE PLAN
A03A	SEDIMENT CONTROL PLAN
A04	BASEMENT FLOOR PLAN
A05	GROUND FLOOR PLAN
A06	FIRST FLOOR PLAN
A07	ROOF PLAN
A08	ELEVATIONS
A09	ELEVATIONS
A10	SITE ANALYSES
A11	SHADOW DIAGRAM @Jun 21
A12	LANDSCAPE PLAN
A13	SITE CUT & FILL PLAN
A14	BASIX COMMITMENTS
A15	NOTIFICATION PLAN
A16	DRIVE WAY GRADIENT DETAILS
A17	BUILDING SECTIONS
A18	AREA PLAN



P: 1300 061 841 | E: info@natek.com.au
W: www.natek.com.au
PO Box 156 | 391 Burwood Road Belmore NSW 2192
P: 16659890767

Rev	Description	Date
A	DA APPLICATION	28/10/25

CLIENT:
MR & MRS KHOURY

PROJECT:
Demolition of Existing and Construction of New Two Story House, Basement and pool
LOT 8 / DP 20665
NO.12 BYKOOL AVENUE, KINGS GROVE NSW 2208

DRAWING NAME:
COVER PAGE

STATUS:
FOR DA

PROJECT No.

DRAWING No.
A00

ISSUE:
A

SCALE:
(A2)

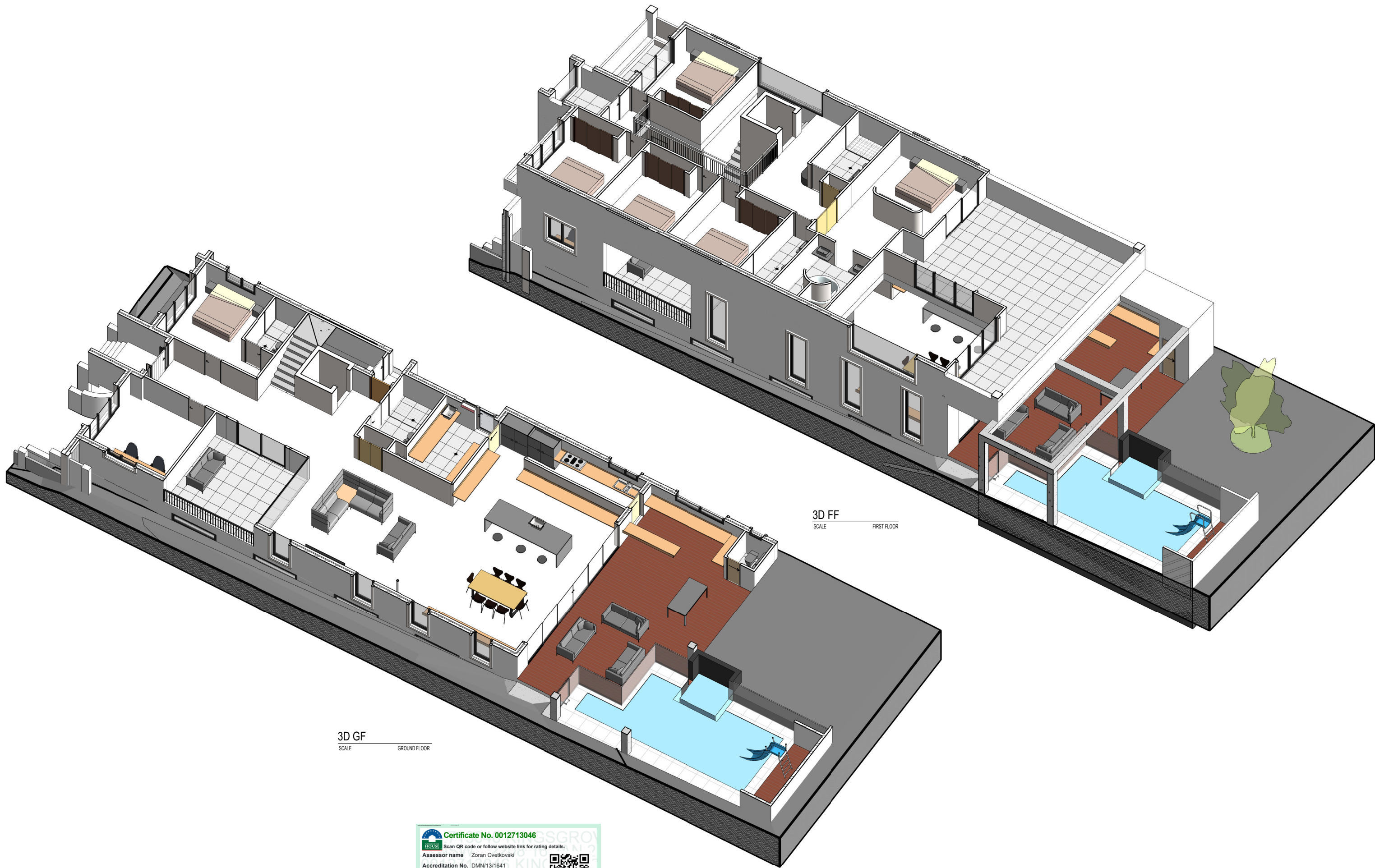
DRAWN:

CHECKED:

DATE:
12.11.25

TRUE NORTH:





3D GF
SCALE GROUND FLOOR

3D FF
SCALE FIRST FLOOR

Certificate No. 0012713046
Scan QR code or follow website link for rating details.
Assessor name Zoran Cvetkovski
Accreditation No. DMN/13/1641
Property Address 12 Bykool Avenue, KINGSGROVE NSW 2208



P: 1300 061 841 | E: info@natek.com.au
W: www.natek.com.au
PO Box 156 | 391 Burwood Road Belmore NSW 2192
P: 16659890767

Rev	Description	Date
A	DA APPLICATION	28/10/25

CLIENT:
MR & MRS KHOURY

PROJECT:
Demolition of Existing and Construction of New Two Story House, Basement and pool
LOT 8 / DP 20665
NO.12 BYKOOL AVENUE, KINGSGROVE NSW 2208

DRAWING NAME:
3D FLOOR PLAN

STATUS:
FOR DA

SCALE:
(A2)

PROJECT No.

DRAWN:

DRAWING No.
A00.1

CHECKED:

ISSUE:
A

DATE:
12.11.25

TRUE NORTH:



GENERAL NOTES:

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO THE BUILDING REGULATIONS 2018, NATIONAL CONSTRUCTION CODE SERIES 2022 BUILDING CODE OF AUSTRALIA VOL 2 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN.

UNLESS OTHERWISE SPECIFIED, THE TERM BCA SHALL REFER TO NATIONAL CONSTRUCTION CODE SERIES 2022 BUILDING CODE OF AUSTRALIA VOLUME 2.

ALL MATERIALS AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE BCA. WHERE AN ALTERNATIVE SOLUTION IS PROPOSED THEN, PRIOR TO IMPLEMENTATION OR INSTALLATION, IT FIRST MUST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR AS MEETING THE PERFORMANCE REQUIREMENTS OF THE BCA.

GLAZING, INCLUDING SAFETY GLAZING, SHALL BE INSTALLED TO A SIZE TYPE AND THICKNESS SO AS TO COMPLY WITH:

- BCA PART 3.6 FOR CLASS 1 AND 10 BUILDINGS WITHIN A DESIGN WIND SPEED OF NOT MORE THAN N3; AND
- NCC 2022 BCA VOL 1 PART B1.4 FOR CLASS 2 AND 9 BUILDINGS. GLAZING TO BE IN ACCORDANCE WITH AS 1288 AND AS 2047.
- SHOWER SCREENS TO BE A GRADE SAFETY GLAZED.

WATERPROOFING OF WET AREAS, BEING BATHROOMS, SHOWERS, SHOWER ROOMS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE SHALL BE PROVIDED IN ACCORDANCE WITH AS 3740-2010: WATERPROOFING OF DOMESTIC WET AREAS.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ANY HOUSE ENERGY RATING (HERS) REPORT AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED PLANS ENDORSED BY THE ACCREDITED THERMAL PERFORMANCE ASSESSOR WITHOUT ALTERATION.

- STEP SIZES (OTHER THAN FOR SPIRAL STAIRS) TO BE:
- RISERS (R) 190MM MAXIMUM AND 115MM MINIMUM
 - GOING (G) 355MM MAXIMUM AND 240MM MINIMUM
 - 2R + 1G = 700MM MAXIMUM AND 550MM MINIMUM
 - WITH LESS THAN 125MM GAP BETWEEN OPEN TREADS

WIRE BALUSTRADE CONSTRUCTION TO COMPLY WITH BCA PART 3.9.2.3 FOR CLASS 1 AND 10 BUILDINGS AND NCC 2022 BCA VOLUME 1 PART D2.16 FOR OTHER CLASSES OF BUILDINGS.

TOP OF HAND RAILS TO BE MINIMUM 865MM VERTICALLY ABOVE STAIR NOSING AND FLOOR SURFACE OF RAMPS.

WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WINDOWS TO BE FLASHED ALL AROUND.

WHERE THE BUILDING (EXCLUDES A DETACHED CLASS 10) IS LOCATED IN A TERMITE PRONE AREA, THE AREA TO UNDERSIDE OF BUILDING AND PERIMETER IS TO BE TREATED AGAINST TERMITE ATTACK. TERMITE RETICULATION SYSTEMS TO THE PERIMETER OF DWELLING AND COLLARS TO ANY PENETRATIONS OF THE SLAB (PERIMETER SPRAY NO LONGER PERMITTED) IN ACCORDANCE WITH AS3660.

CONCRETE STUMPS:

- UP TO 1400MM LONG TO BE 100MM X 100MM (1 NO. H.D. WIRE)
- 1401MM TO 1800MM LONG TO BE 100MM X100MM (2 NO. H.D. WIRES)
- 1801MM TO 3000MM LONG TO BE 125MM X 125MM (2 NO. H.D. WIRES)
- 100MM X 100MM STUMPS EXCEEDING 1200MM ABOVE GROUND LEVEL TO BE BRACED WHERE NO PERIMETER BASE BRICKWORK PROVIDED.

FOR BUILDINGS IN MARINE OR OTHER EXPOSURE ENVIRONMENTS SHALL HAVE MASONRY UNITS, MORTAR AND ALL BUILT IN COMPONENTS AND THE LIKE COMPLYING WITH THE DURABILITY REQUIREMENTS OF TABLE 4.1 OF AS4773.1-2010 'MASONRY IN SMALL BUILDINGS' PART 1: DESIGN.

ALL STORMWATER TO BE TAKEN TO THE LEGAL POINT OF DISCHARGE TO THE RELEVANT AUTHORITIES APPROVAL.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS' DRAWINGS/DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED IN THE COURSE OF THE CONTRACT.

SITE PLAN MEASUREMENTS IN METRES - ALL OTHER MEASUREMENTS IN MILLIMETRES U.N.O.

FIGURED DIMENSIONS TAKE PERCEDENCE OVER SCALED DIMENSIONS.

THE BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/ OR EXISTING STRUCTURES DURING ALL WORKS.

THE BUILDER AND SUBCONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS, SETBACKS, LEVELS AND SPECIFICATIONS AND ALL OTHER RELEVANT DOCUMENTATION PRIOR TO THE COMMENCEMENT OF ANY WORKS. REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

INSTALLATION OF ALL SERVICES SHALL COMPLY WITH THE RESPECTIVE SUPPLY AUTHORITY REQUIREMENTS

THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORMWATER DRAINS, SEWER PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY BUILDINGS FOOTING AND/ OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDERMINING OF ANY BUILDING AND ITS FOOTING SYSTEM.

THESE PLANS HAVE BEEN PREPARED FOR THE EXCLUSIVE USE BY THE CLIENT OF DUROBLE PTY LTD (THE DESIGNER) FOR THE PURPOSE EXPRESSLY NOTIFIED TO THE DESIGNER. ANY OTHER PERSON WHO USES OR RELIES ON THESE PLANS WITHOUT THE DESIGNER'S WRITTEN CONSENT DOES SO AT THEIR OWN RISK AND NO RESPONSIBILITY IS ACCEPTED BY THE DESIGNER FOR SUCH USE AND/OR RELIANCE.

THE APPROVAL BY THIS OFFICE OF A SUBSTITUTE MATERIAL, WORK PRACTICE, VARIATION OR THE LIKE IS NOT AN AUTHORISATION FOR ITS USE OR A CONTRACT VARIATION. ANY SAID VARIATIONS MUST BE ACCEPTED BY ALL PARTIES TO THE AGREEMENT AND WHERE APPLICABLE THE RELEVANT BUILDING SURVEYOR PRIOR TO IMPLEMENTING THE SAID VARIATION.

IF THE DOOR TO A SANITARY COMPARTMENT IS LOCATED WITHIN 1200MM OF THE TOILET PAN LIFT OFF HINGES ARE REQUIRED TO BE INSTALLED

STORMWATER

REFER TO COUNCIL APPROVED DRAINAGE PLANS & LEGAL POINT OF DISCHARGE

THE COVER TO UNDERGROUND STORMWATER DRAINS SHALL BE NOT LESS THAN

- 100MM UNDER SOIL
- 50MM UNDER PAVED OR CONCRETE AREAS
- 100MM UNDER UNREINFORCED CONCRETE OR PAVED DRIVEWAYS
- 75MM UNDER REINFORCED CONCRETE DRIVEWAYS

SITE ENVIRONMENT DESIGN INFORMATION

SITE BUSHFIRE ATTACK ASSESSMENT

THE SUBJECT ALLOTMENT IS NOT WITHIN A BUSHFIRE PRONE AREA

DESIGN GUST WIND SPEED / WIND CLASSIFICATION

BUILDING TIE-DOWNS TO BE PROVIDED IN ACCORDANCE WITH AS1684-2010 FOR AN ASSUMED DESIGN GUST WIND SPEED / WIND CLASSIFICATION OF N2 (SUBJECT TO CONFIRMATION ON SITE BY RELEVANT BUILDING SURVEYOR AT FIRST INSPECTION) REFER TO AS1684 FOR CONSTRUCTION REQUIREMENTS.

CLIMATE ZONE

CLIMATE ZONE FOR THERMAL DESIGN / THERMAL PERFORMANCE ASSESSMENT: CLIMATE ZONE 6

WINDOW Schedule					
Window No.	Height	Width	Window Style	Glazing	Area
01	2700	2410	AWNING	CLEAR	6.5 m²
02	1800	1450	AWNING	CLEAR	2.6 m²
03	600	1210	AWNING	OBSCURED/TG	0.7 m²
04	600	1450	AWNING	OBSCURED/TG	0.9 m²
05	2400	1570			3.8 m²
06	600	1450	AWNING	CLEAR	0.9 m²
07	600	2400	AWNING	CLEAR	1.4 m²
08	1030	610	AWNING	OBSCURED/TG	0.6 m²
09	2700	900	FIXED	CLEAR	2.4 m²
10	2700	900	FIXED	CLEAR	2.4 m²
11	2700	900	LOUVRE	CLEAR	2.4 m²
12	2700	900	LOUVRE	CLEAR	2.4 m²
13	1457	1450	AWNING	CLEAR	2.1 m²
14	2500	2410	AWNING	CLEAR	6.0 m²
15	2700	300	FIXED	CLEAR	0.8 m²
16	2700	300	FIXED	CLEAR	0.8 m²
17	900	1210	SLIDING	CLEAR	1.1 m²
18	2400	3260	FIXED	CLEAR	7.8 m²
19	600	1450	AWNING	OBSCURED/TG	0.9 m²
20	900	610	AWNING	CLEAR	0.5 m²
21	900	610	AWNING	CLEAR	0.5 m²
22	2400	3010	AWNING	CLEAR	7.2 m²
23	2400	3010	AWNING	CLEAR	7.2 m²
24	2400	3260	FIXED	CLEAR	7.8 m²
25	600	610	AWNING	OBSCURED/TG	0.4 m²
26	600	610	AWNING	OBSCURED/TG	0.4 m²
27	600	1210	AWNING	OBSCURED/TG	0.7 m²
28	900	1810	AWNING	CLEAR	1.6 m²
29	900	1810	AWNING	CLEAR	1.6 m²
30	900	1210	SLIDING	OBSCURED/TG	1.1 m²
31	2500	2410	AWNING	CLEAR	6.0 m²
32	500	2170	AWNING	CLEAR	1.1 m²
33	500	1450	AWNING	CLEAR	0.7 m²
34	500	2170	AWNING	CLEAR	1.1 m²
35	500	2170	AWNING	CLEAR	1.1 m²
36	500	2170	AWNING	CLEAR	1.1 m²
37	500	2170	AWNING	CLEAR	1.1 m²
SK01	1275	1275	SKYLIGHT	CLEAR	1.6 m²
SK02	1275	1275	SKYLIGHT	CLEAR	1.6 m²
SK03	970	665	SKYLIGHT	CLEAR	0.6 m²
SK04	970	665	SKYLIGHT	CLEAR	0.6 m²
SK05	970	665	SKYLIGHT	CLEAR	0.6 m²
SK06	970	665	SKYLIGHT	CLEAR	0.6 m²

DOOR Schedule					
Door Type.	Mark	Location	Comments	Height	Width
	01	ENTRY		2690	1060
	02	GUEST		2340	820
	03	ENS	GUEST	2340	820
	04	STAIRS	BASEMENT	2340	820
	05	STAIRS	EXTERNAL	2340	820
	06	BATH		2340	820
	07	STUDY		2340	820
	08	STORAGE		2340	2x520
	09	BASEMENT CARPARK	PANEL LIFT	2400	3500
	10	TOOLS & STORAGE		2340	820
	11			2340	820
	12	SAUNA		2340	720
	13	BATH		2340	720
	14	EQUIPMENT ROOM		2340	820
	15			2340	820
	16	BED 3		2340	820
SLIDING DOOR	17	ROBE	BED 3	2040	3x620
	18	BATH		2340	720
	19	LINEN		2340	2x520
	20	MASTER BED		2340	2x720
	21	BATH		2340	720
SLIDING DOOR	22	ROBE	BED 1	2040	3x620
	23	BED 1		2340	820
	24	BED 2		2340	720
SLIDING DOOR	25	ROBE	BED 2	2040	3x620
	26	BED 4		2340	820
SLIDING DOOR	27	ROBE	BED 4	2040	3x620
CAVITY SLIDING	CS01	L'DRY	INTERNAL	2340	820 CSD
CAVITY SLIDING	CS02	PANTRY	EXTERNAL	2340	820 CSD
CAVITY SLIDING	CS03	WC	EXTERNAL	2100	670
	L01	LIFT		2400	1000
	L02	LIFT		2400	1000
	L03	LIFT		2400	1000
6 SLIDING DOOR	SD01	KITCHEN/MEALS	GLASS	2700	Sliding door
SLIDING DOOR	SD02	ALFRESCO	GLASS	2650	2396
SLIDING DOOR	SD03	MASTER BED	GLASS	2650	2396
SLIDING DOOR	SD04	MASTER BED		2400	
SQUARE SET	SQ01	STAIRS		2340	900
	SQ02	ENS		2340	900
	SQ07			2340	Glazed Light

COMPLIANCE TABLE	
LOT TYPE	
SITE AREA:	524.34 m²
FRONTAGE	12.798 m
SITE COVERAGE	
ALLOWED GROUND FLOOR:	50% or 262.170 m²
PROPOSED:	46% or 243.300 m²
BUILDING HEIGHT	
ALLOWED:	8.500 m
PROPOSED:	8.235 m
GROSS FLOOR AREA	
(317.200 m²)	FSR: 0.605:1
ALLOWED:	317.200 m²
PROPOSED:	317.200 m²
FRONT SETBACK	
REQUIRED:	4.500 m
PROPOSED:	6.000 m
SIDE SETBACK	
(GROUND LEVEL)	
REQUIRED:	LHS 1.000 m
PROPOSED:	RHS 1.010 m
REAR SETBACK	
REQUIRED:	3.000 m
PROPOSED:	6.000 m
LANDSCAPE	
(20% OF THE PARENT LOT)	
TOTAL AREA:	FRONT 86.400 m²
	REAR 40.500 m²
	TOTAL 126.90 m²
PARENT LOT:	MIN. REQ: 20% or 104.868 m²
	PROPOSED: 0% or 126.900 m²
FRONT BUILDING LINE:	MIN. REQ: 25% or 19.197 m²
	PROPOSED: 0% or 86.400 m²
BEHIND BUILDING LINE:	PROPOSED: 0% or 40.500 m²
ARTICULATION ZONE	
(ARTICULATED ZONE 12.798 m² x 1.5/25% = 4.799 m²)	
MAX. ALLOWED:	4.799 m²
PROPOSED:	0.000 m²
PRIVATE OPEN SPACE	
(MIN. DIMENSION OF 4M)	
ALLOWED:	24 m²
PROPOSED:	83 m²
CAR PARKING & ACCESS	
REQUIRED: 1 SPACES	PROPOSED: 3 SPACES
GARAGE SET BACK	5.500 m
PROPOSED:	0.000 m
EARTHWORKS	
REQUIRED:	MAX 1.000 m CUT & 1.000 m FILL
PROPOSED:	2.400 m CUT & 0.000 m FILL

AREA LANDSCAPE & DRIVEWAY	
POOL	48.0 m²
REAR LANDSCAPE	85.0 m²
DRIVEWAY	20.2 m²
FRONTY LANDSCAPE	40.7 m²

AREAS	
BASEMENT CARPARK	282.65 m²
ALFRESCO	71.66 m²
GAZEBO	5.70 m²
GROUND FLOOR	203.46 m²
PORCH	3.99 m²
WC	2.63 m²
BALCONY	7.12 m²
FIRST FLOOR	143.81 m²
TERRACE	64.48 m²

DO NOT SCALE DRAWINGS.

USE WRITTEN DIMENSIONS ONLY.

THE OWNER/BUILDER, SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, A.S. CODES (CURRENT EDITIONS) BUILDING REGULATIONS,

LOCAL BYLAWS AND TOWN PLANNING REQUIREMENTS.

REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

STANDARD NOTES

- ALL WRITTEN DIMENSION TAKE PRECEDENCE OVER SCALE.
- ALL ROOF BEAMS, LINTELS AND BRICKWORK ANGLES TO TRUSS/WALL FRAME MANUFACTURER'S SPECIFICATIONS AND ENGINEERS VERIFICATION.
- WC DOORS TO COMPLY WITH BCA VOL 2 PT 3.8.3.3.
- ALL WET AREAS TO BE COMPLETED IN ACCORDANCE WITH BCA VOL 2 PT 3.8.1.
- ENGINEER DESIGNED - PREFABRICATED TIMBER ROOF TRUSSES AS PER MANUFACTURER'S SPECIFICATIONS. (600 CTS UNLESS NOTED OTHERWISE).
- 70/90mm PREFABRICATED TIMBER WALL FRAMES AS PER MANUFACTURER'S SPECIFICATIONS.
- BUILDER & TRADES ARE TO CONFIRM ALL MEASUREMENTS, DETAILS & SPECIFICATIONS PRIOR TO SET-OUT BEFORE ORDERING OF MATERIALS.
- REPORT ANY ERRORS FOR CLARIFICATION/CORRECTION HAS COMMENCED.
- ALL ELECTRICAL APPLIANCE & PLUMBING SYMBOLS ARE DIAGRAMMATIC ONLY. REFER TO BUILDERS SPECIFICATION FOR DETAILS OF ALL FIXTURES.
- SIZE AND LOCATION OF DOWNPIPES TO BE CONFIRMED ON SITE BY BUILDER.
- ALL WORK TO BE CONSTRUCTED IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND RELEVANT TRADE AND TECHNICAL MANUALS.

NOTES

- SMOKE ALARMS ARE TO BE HARD WIRED AND INTERCONNECTED IN ACCORDANCE WITH AS3786-2014.
- EXHAUST FANS TO BE DUCTED TO ATMOSPHERE AND PROVIDED WITH SELF CLOSING FLAPS OR DAMPERS SO THAT THE FANS ARE SEALED WHEN NOT IN OPERATION
- STAIR TREADS ARE TO HAVE A SLIP RESISTANCE NOT LESS THAN P3 OR R10. IN ACCORDANCE WITH AS 4586
- PVD TO HAVE DOOR WITH LIFT OFF HINGES TO ALLOW DOOR TO BE REMOVABLE FROM THE OUTSIDE
- WEEP HOLES AT 1000MM SPACINGS TO PERIMETER BRICKWORK AND ABOVE WINDOWS EXCEEDING 1000MM IN WIDTH
- INTERNAL GLAZING TO COMPLY WITH AS1288-2006 AND EXTERNAL GLAZING TO COMPLY WITH AS2047-2014
- HANDRAIL TO INTERNAL STAIRCASE MUST BE CONTINUJOUS TO AT LEASE ONE SIDE OF THE STAIR (CLAUSE 3.9.2.4 OF THE NCC BCA VOLUME 2)
- WHERE AN OPEN SHOWER IS PROVIDED (I.E. FRAMELESS/ SEMI FRAMELESS), THE BATHROOM FLOOR IS REQUIRED TO BE GRADED TO THE FLOOR WASTE, WITH GRADE BETWEEN 1:60 - 1:80, WHERE LOCATED WITHIN 1500MM OF THE SHOWER BASE
- WINDOWS AND DOORS MUST BE WEATHER SEALED AND
- EXTERNAL DOORS MUST BE WEATHER STRIPPED. GAPS AND CRACKS AROUND EXTERNAL DOORS, WINDOWS AND SERVICE PENETRATIONS MUST BE SEALED. WINDOW SIZES ARE NOMINAL ONLY. ACTUAL WINDOW SIZES MAY VARY. WINDOWS TO BE FLASHED ALL AROUND.
- CAVITY FLASHINGS AND WEEP HOLES TO BE PROVIDED TO ALL OPENINGS IN EXTERNAL WALLS

CLIMATE ZONE

CLIMATE ZONE FOR THERMAL DESIGN / THERMAL PERFORMANCE ASSESSMENT: **CLIMATE ZONE ...**

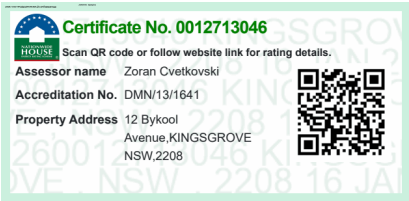
SITE BUSHFIRE ATTACK ASSESSMENT

REFERENCE DOCUMENT 'AS3959-2018 CONSTRUCTION OF BUILDINGS IN BUSH FIRE PRONE AREAS'

DETERMINATION OF BUSHFIRE ATTACK LEVEL (BAL) - **NOT IN BUSHFIRE ZONE**

DESIGN GUST WIND SPEED / WIND CLASSIFICATION

BUILDING TIE-DOWNS TO BE PROVIDED IN ACCORDANCE WITH AS1684-2010 FOR AN ASSUMED DESIGN GUST WIND SPEED / WIND CLASSIFICATION OF **M1** (SUBJECT TO CONFIRMATION ON SITE BY RELEVANT BUILDING SURVEYOR AT FIRST INSPECTION) REFER TO AS1684 FOR CONSTRUCTION REQUIREMENTS.



P: 1300 061 841 | E: info@natek.com.au
W: www.natek.com.au
PO Box 156 | 391 Burwood Road Belmore NSW 2192
P: 16659890767

Rev	Description	Date
A	DA APPLICATION	28/10/25

CLIENT:

MR & MRS
KHOURY

PROJECT:

Demolition of Existing and Construction of New Two Story House, Basement and pool
LOT 8 / DP 20665
NO.12 BYKOOL AVENUE, KINGSGROVE NSW 2208

DRAWING NAME:
GENERAL NOTES & SCHEDULES

STATUS: SCALE:
FOR DA As indicated (A2)

PROJECT No.

DRAWING No.

ISSUE:

TRUE NORTH:

A01

A

DRAWN:

CHECKED:

DATE:

12.11.25



DEMOLITION NOTES

GENERAL NOTES FOR DEMOLITION OF RESIDENTIAL WORKS (NCC 2019 BCA VOL 2)

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH, BUT NOT LIMITED TO, THE BUILDING REGULATIONS 2006, THE NATIONAL CONSTRUCTION CODE SERIES 2014, BUILDING CODE OF AUSTRALIA VOL 2, AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THEREIN. THESE SPECIFICATIONS SPECIFY ONLY THE MINIMUM STANDARD OF WORK FOR THE DEMOLITION WORKS ON RESIDENTIAL PROJECTS, AND ALL WORKMANSHIP AND PRECAUTIONS SHALL BE TO BEST TRADE PRACTICE.

PRECAUTIONS MUST BE TAKEN BEFORE AND DURING DEMOLITION IN ACCORDANCE WITH AS2601-2001: THE DEMOLITION OF STRUCTURES.

DURING THE PROGRESS OF THE DEMOLITION THE WORKS SHALL BE UNDER THE CONTINUOUS SUPERVISION OF THE DEMOLISHER OR OF AN EXPERIENCED FOREMAN, AND DEMOLITION SHALL BE EXECUTED STOREY BY STOREY COMMENCING AT THE ROOF AND WORKING DOWNWARDS.

THE DEMOLITION MUST NOT BE COMMENCED UNTIL THE PRECAUTIONARY MEASURES HAVE BEEN INSPECTED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR

THE DEMOLISHER SHALL CONSTRUCT A TEMPORARY CROSSING PLACED OVER THE FOOTPATH, AS REQUIRED BY THE COUNCIL.

NO PART OF ANY EXTERNAL WALL ON OR WITHIN 3.00M OF A STREET ALIGNMENT MAY BE PULLED DOWN, EXCEPT DURING THE HOURS THAT THE RELEVANT BUILDING SURVEYOR DIRECTS.

PROTECTIVE OUTRIGGERS, FENCES, AWNINGS, HOARDING, BARRICADES AND THE LIKE MUST BE INSTALLED WHERE NECESSARY TO GUARD AGAINST DANGER TO LIFE OR PROPERTY OR WHEN REQUIRED BY THE RELEVANT BUILDING SURVEYOR.

DUST CREATING MATERIAL, UNLESS THOROUGHLY DAMPENED DOWN, SHALL NOT BE THROWN OR DROPPED FROM THE BUILDING BUT SHALL BE LOWERED BY HOISTING APPARATUS OR REMOVED BY MATERIAL CHUTES.

ALL PRACTICABLE PRECAUTIONS SHALL BE TAKEN TO AVOID DANGER FROM COLLAPSE OF A BUILDING WHEN ANY PART OF A FRAMED OR PARTLY FRAMED BUILDING IS REMOVED.

DEMOLISHED MATERIAL SHALL NOT BE ALLOWED TO REMAIN ON ANY FLOOR OR STRUCTURE IF THE WEIGHT OF THE MATERIAL EXCEEDS THE SAFE CARRYING CAPACITY OF THE FLOOR OR STRUCTURE, AND SUCH MATERIAL SHALL NOT BE SO PILED OR STACKED THAT IT WILL ENDANGER WORKMEN OR OTHER PERSONS, AND SHALL BE REMOVED AS SOON AS PRACTICABLE FROM THE SITE.

NO WALL, CHIMNEY OR OTHER STRUCTURE OR PART OF A STRUCTURE SHALL BE LEFT UNATTENDED OR UNSUPPORTED IN SUCH A CONDITION THAT IT MAY COLLAPSE DUE TO WIND OR VIBRATION OR OTHERWISE BECOME DANGEROUS.

BEFORE DEMOLITION IS COMMENCED, AND ALSO DURING THE PROGRESS OF SUCH WORKS, ALL ELECTRICAL CABLE OR APPARATUS WHICH ARE LIABLE TO BE A SOURCE OF DANGER - OTHER THAN CABLE OR APPARATUS USED FOR THE DEMOLITION WORKS - SHALL BE DISCONNECTED.

ARRANGEMENTS SHALL BE MADE WITH THE RELEVANT ELECTRICAL SUPPLY AUTHORITY FOR THE DISCONNECTION OF ELECTRICAL MAINS SUPPLY EXCEPT THAT, WHERE PARTIAL DEMOLITION IS PROPOSED, THE LICENSED ELECTRICAL CONTRACTOR SHALL SATISFY THE RELEVANT ELECTRICAL SUPPLY AUTHORITY THAT THE PORTION OF THE BUILDING TO BE DEMOLISHED HAS BEEN ISOLATED.

THE DEMOLISHER SHALL BE RESPONSIBLE FOR THE DISCONNECTION OF ALL TELECOMMUNICATION SUPPLIES.

THE DEMOLISHER SHALL BE RESPONSIBLE TO CUT AND SEAL ANY STORM WATER, SEWER PIPES, WATER SERVICES, GAS SERVICES AND THE LIKE.

THE POSITION OF CAPPED SEWER AND STORM WATER DRAINS, SEALED-OFF WATER SUPPLY LINES, GAS SUPPLY LINES AND THE LIKE ARE TO BE CLEARLY MARKED ON THE SITE.

ANY SEPTIC TANK(S) ON THE DEMOLITION SITE SHALL BE EMPTIED AND FILLED WITH CLEAN SAND, OR REMOVED ENTIRELY, AND ANY SOAK WELLS, LEACH DRAINS OR SIMILAR APPARATUS SHALL BE REMOVED OR FILLED WITH CLEAN SAND.

ANY SWIMMING POOLS, PONDS OR THE LIKE EITHER ON THE DEMOLITION SITE OR ON THE NEIGHBOURING ALLOTMENTS WHERE AFFECTED BY THE DEMOLITION WORKS SHALL BE ADEQUATELY FENCED AND MADE SAFE, SO AS TO COMPLY WITH 'AS 1926 SWIMMING POOL SAFETY' PARTS 1 & 2 PRIOR TO COMMENCEMENT OF ANY DEMOLITION WORKS.

MATERIALS REMOVED OR DISPLACED FROM THE BUILDING SHALL NOT BE PLACED IN ANY STREET, ROAD OR RIGHT OF WAY AND, BEFORE COMMENCING, WHERE REQUIRED, SHALL BE KEPT SPRAYED WITH WATER SO AS TO PREVENT ANY NUISANCE FROM DUST.

MATERIALS REMOVED OR DISPLACED FROM THE BUILDING BEING DEMOLISHED OR MATERIALS LEFT STANDING SHALL NOT BE BURNED ON THE DEMOLITION SITE.

REMOVAL OF BUILDINGS BY ROAD MUST BE APPROVED BY RELEVANT COUNCILS TRAFFIC ENGINEER.

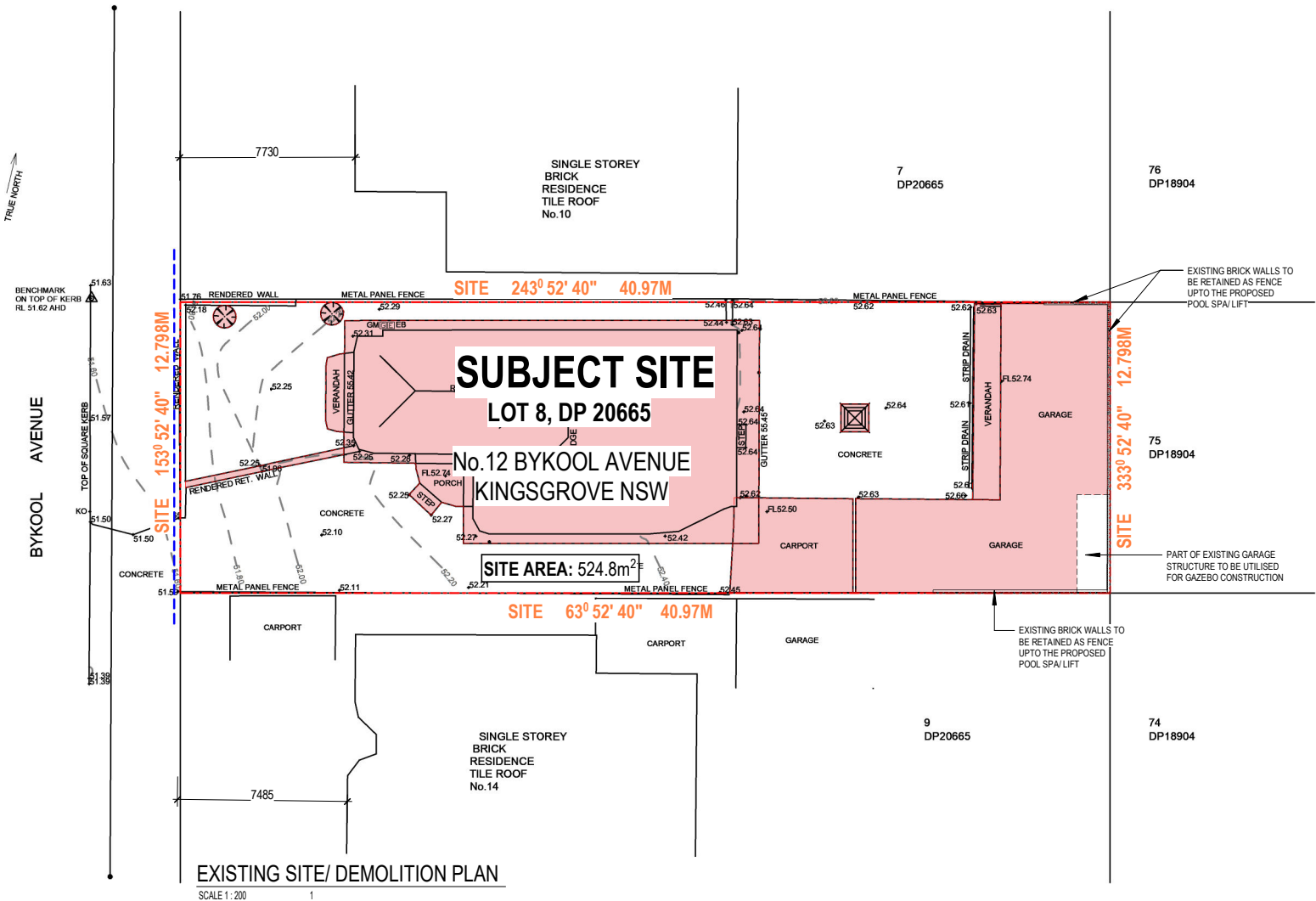
A SITE MANAGEMENT PLAN IS TO BE IMPLEMENTED DURING DEMOLITION WORKS TO CONTROL SEDIMENT RUN-OFF IN ACCORDANCE WITH EPA VICTORIA PUBLICATION #275: CONSTRUCTION TECHNIQUES FOR SEDIMENT POLLUTION CONTROL. PROVIDE 'PROPEX' OR EQUIVALENT SILT FENCES TO THE LOW SIDE OF THE ALLOTMENT AND AROUND ALL SOIL STOCKPILES AND STORM WATER INLET PITS/SUMPS AND INSTALL 'SILT STOP' FILTER BAGS OVER ALL STORM WATER ENTRY PITS DURING DEMOLITION WORKS. 'SUPERGRO' OR EQUIVALENT EROSION CONTROL FABRIC TO BE PLACED OVER GARDEN BEDS TO PREVENT SURFACE EROSION DURING REVEGETATION PERIOD.

IT IS THE BUILDER'S RESPONSIBILITY TO CARRY OUT AN AUDIT PRIOR TO THE COMMENCEMENT OF ANY WORKS TO DETERMINE IF ASBESTOS IS PRESENT IN THE EXISTING WORKS. WHERE ANY ASBESTOS PRODUCT IS FOUND IN THE PROPOSED WORKS AREA DURING INITIAL INSPECTION OR DURING THE COURSE OF THE DEMOLITION WORKS THE BUILDER SHALL ENGAGE AN AUTHORISED AND REGISTERED CONTRACTOR FOR SAFE REMOVAL AND LAWFUL DISPOSAL.

A BUILDING PERMIT IS REQUIRED PRIOR TO THE COMMENCEMENT OF THESE WORKS. THE RELEASE OF THESE DOCUMENTS IS CONDITIONAL TO THE OWNER OBTAINING THE REQUIRED BUILDING PERMIT.

LEGENDS

-  EXISTING TO REMAIN
-  EXISTING TO BE DEMOLISHED/ REMOVED



Certificate No. 0012713046

Scan QR code or follow website link for rating details.

Assessor name Zoran Cvetkovski

Accreditation No. DMN/13/1641

Property Address 12 Bykool Avenue, KINGSGROVE NSW 2208



P: 1300 061 841 | E: info@natek.com.au
W: www.natek.com.au
PO Box 156 | 391 Burwood Road Belmore NSW 2192
P: 16659890767

Rev	Description	Date
A	DA APPLICATION	28/10/25

CLIENT:

MR & MRS
KHOURY

PROJECT:

Demolition of Existing and Construction of New Two Story House, Basement and pool
LOT 8 / DP 20665
NO.12 BYKOOL AVENUE, KINGSGROVE NSW 2208

DRAWING NAME:
EXISTING SITE/ DEMOLITION PLAN

PROJECT No.

DRAWING No.

ISSUE:

TRUE NORTH:

STATUS:
FOR DA

SCALE:
As indicated (A2)

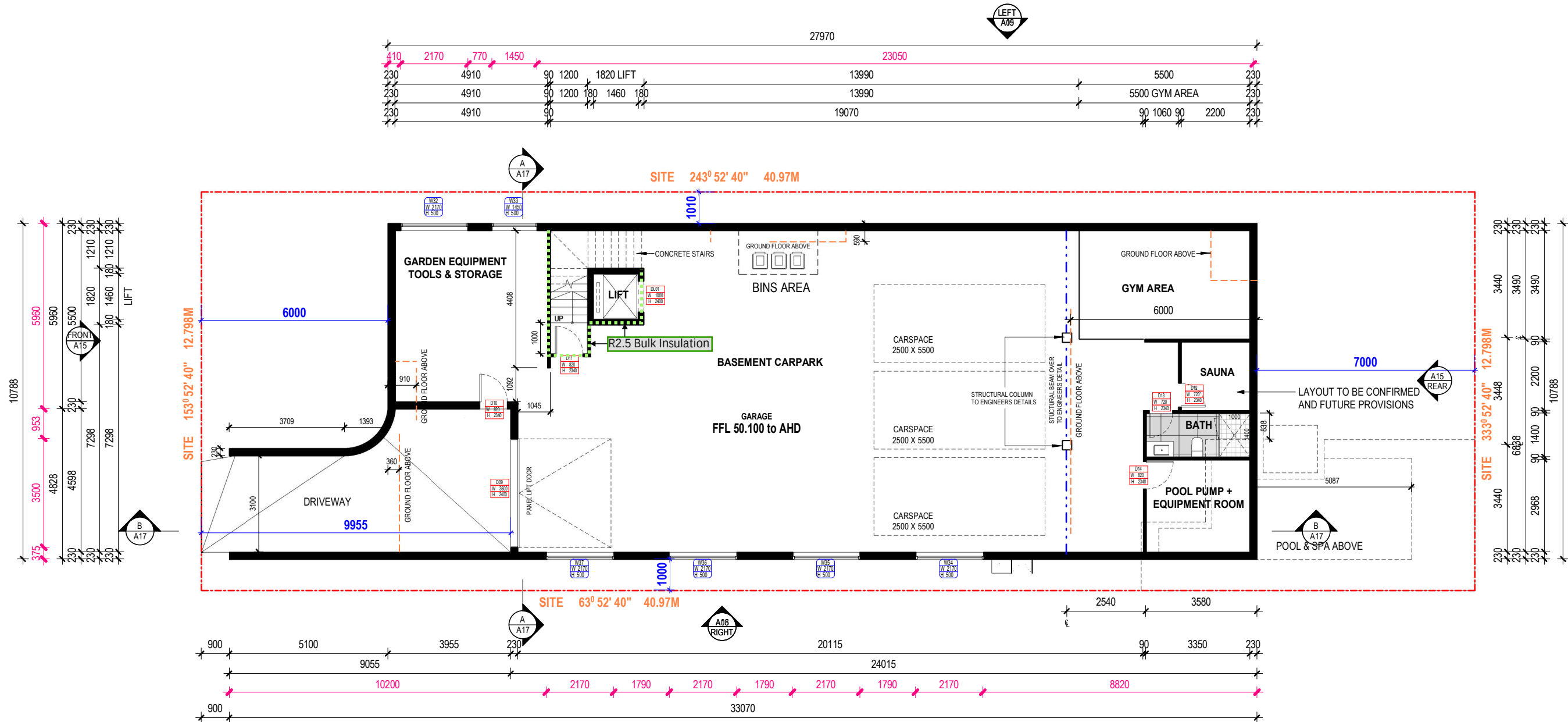
DRAWN:

CHECKED:

DATE:
12.11.25



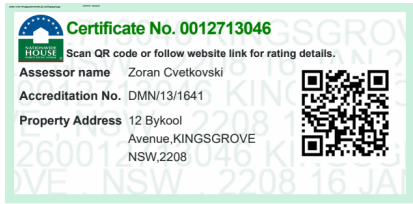
DRAWING NAME: SITE PLAN		PROJECT No.	DRAWING No. A03	ISSUE: A	TRUE NORTH: 
STATUS: FOR DA	SCALE: 1 : 200 (A2)	DRAWN:	CHECKED:	DATE: 12.11.25	



BASEMENT FLOOR PLAN
SCALE 1:100

AREAS	
BASEMENT CARPARK	282.65 m ²
ALFRESCO	71.66 m ²
GAZEBO	5.70 m ²
GROUND FLOOR	203.46 m ²
PORCH	3.99 m ²
WC	2.63 m ²
BALCONY	7.12 m ²
FIRST FLOOR	143.81 m ²
TERRACE	64.48 m ²

DO NOT SCALE DRAWINGS.
USE WRITTEN DIMENSIONS ONLY.
THE OWNER/BUILDER, SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, A.S. CODES (CURRENT EDITIONS) BUILDING REGULATIONS, LOCAL BYLAWS AND TOWN PLANNING REQUIREMENTS.
REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.



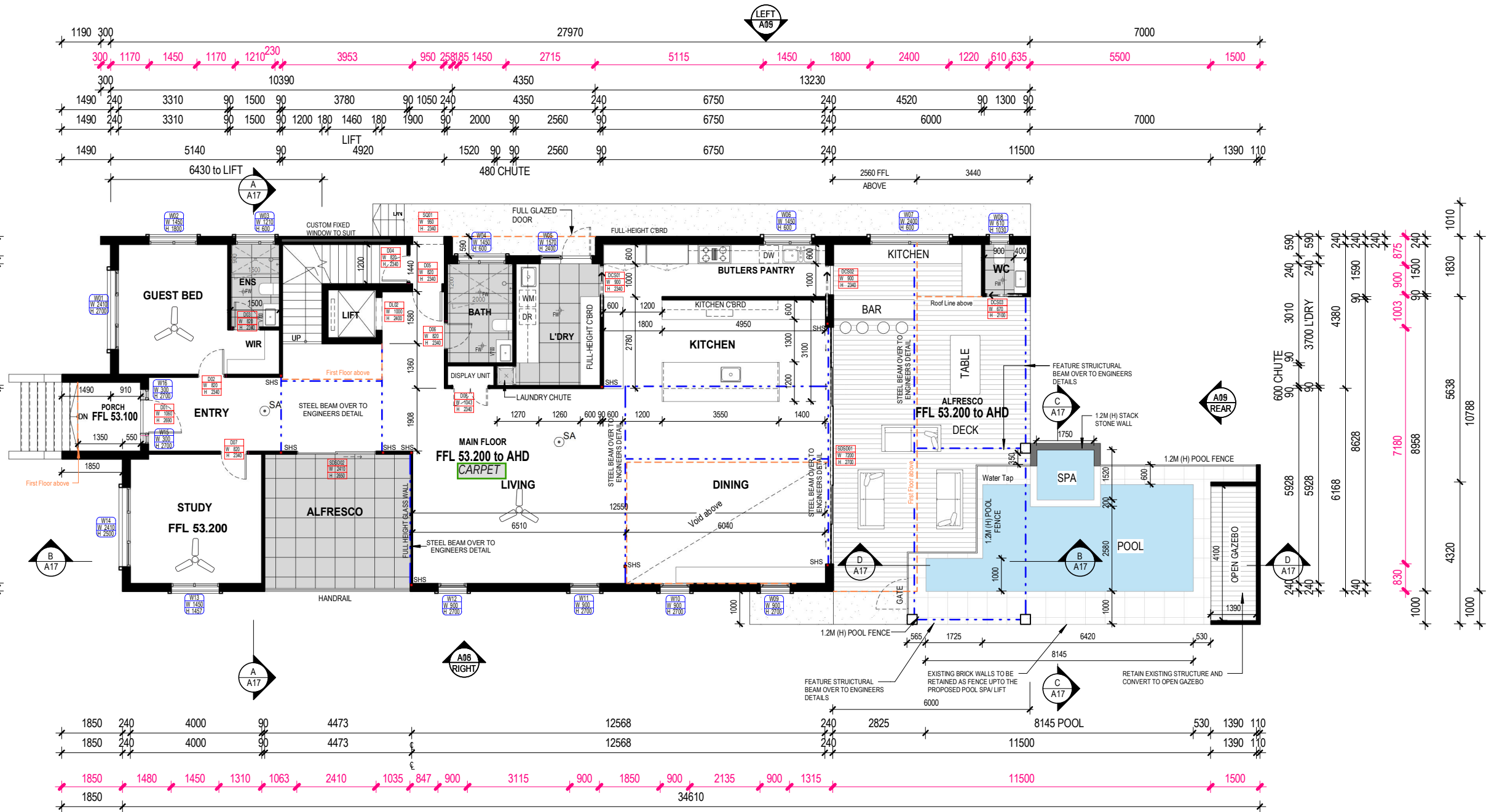
P: 1300 061 841 | E: info@natek.com.au
W: www.natek.com.au
PO Box 156 | 391 Burwood Road Belmore NSW 2192
P: 16659890767

Rev	Description	Date
A	DA APPLICATION	28/10/25

CLIENT:
MR & MRS KHOURY

PROJECT:
Demolition of Existing and Construction of New Two Story House, Basement and pool
LOT 8 / DP 20665
NO.12 BYKOOL AVENUE, KINGSGROVE NSW 2208

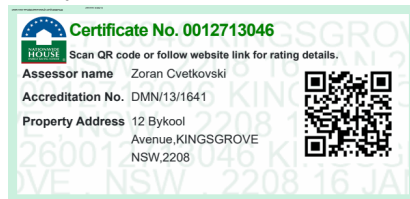
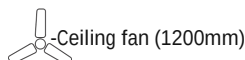
DRAWING NAME: **BASEMENT FLOOR PLAN**
PROJECT No.
DRAWING No. **A04**
ISSUE: **A**
TRUE NORTH:
STATUS: **FOR DA**
SCALE: **1 : 100 (A2)**
DRAWN:
CHECKED:
DATE: **12.11.25**



GROUND FLOOR PLAN (WD)
SCALE 1:100

NOTES

1. SMOKE ALARMS ARE TO BE HARD WIRED AND INTERCONNECTED IN ACCORDANCE WITH AS3786-2014.
2. EXHAUST FANS TO BE DUCTED TO ATMOSPHERE AND PROVIDED WITH SELF CLOSING FLAPS OR DAMPERS SO THAT THE FANS ARE SEALED WHEN NOT IN OPERATION
3. STAIR TREADS ARE TO HAVE A SLIP RESISTANCE NOT LESS THAN P3 OR R10, IN ACCORDANCE WITH AS 4586
4. PWD TO HAVE DOOR WITH LIFT OFF HINGES TO ALLOW DOOR TO BE REMOVABLE FROM THE OUTSIDE
5. WEEP HOLES AT 1000MM SPACINGS TO PERIMETER BRICKWORK AND ABOVE WINDOWS EXCEEDING 1000MM IN WIDTH
6. INTERNAL GLAZING TO COMPLY WITH AS1288-2006 AND EXTERNAL GLAZING TO COMPLY WITH AS2047-2014
7. HANDRAIL TO INTERNAL STAIRCASE MUST BE CONTINUOUS TO AT LEAST ONE SIDE OF THE STAIR (CLAUSE 3.9.2.4 OF THE NCC BCA VOLUME 2)
8. WHERE AN OPEN SHOWER IS PROVIDED (I.E. FRAMELESS/ SEMI FRAMELESS), THE BATHROOM FLOOR IS REQUIRED TO BE GRADED TO THE FLOOR WASTE, WITH GRADE BETWEEN 1:60 - 1:80, WHERE LOCATED WITHIN 1500MM OF THE SHOWER BASE
9. WINDOWS AND DOORS MUST BE WEATHER SEALED AND
10. EXTERNAL DOORS MUST BE WEATHER STRIPPED, GAPS AND CRACKS AROUND EXTERNAL DOORS, WINDOWS AND SERVICE PENETRATIONS MUST BE SEALED. WINDOW SIZES ARE NOMINAL ONLY ACTUAL WINDOW SIZES MAY VARY WINDOWS TO BE FLASHED ALL AROUND.
11. CAVITY FLASHINGS AND WEEP HOLES TO BE PROVIDED TO ALL OPENINGS IN EXTERNAL WALLS



P: 1300 061 841 | E: info@natek.com.au
W: www.natek.com.au
PO Box 156 | 391 Burwood Road Belmore NSW 2192
P: 16659890767

Rev	Description	Date
A	DA APPLICATION	28/10/25

DO NOT SCALE DRAWINGS.

USE WRITTEN DIMENSIONS ONLY.

THE OWNER/BUILDER, SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, A.S. CODES (CURRENT EDITIONS) BUILDING REGULATIONS,

LOCAL BYLAWS AND TOWN PLANNING REQUIREMENTS.

REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

CLIENT:

MR & MRS
KHOURY

PROJECT:

Demolition of Existing and Construction of
New Two Story House, Basement and pool
LOT 8 / DP 20665
NO.12 BYKOOL AVENUE, KINGSGROVE NSW 2208

LEGENDS

- DP DOWNPIPE 100x50 OR 100x90
DP&S DOWNPIPE & SPREADER
RW H RAIN WATER HEAD
MANHOLE
SA SMOKE ALARM TO COMPLY WITH AS.3786
SUMP

AREAS	
BASEMENT CARPARK	282.65 m ²
ALFRESCO	71.66 m ²
GAZEBO	5.70 m ²
GROUND FLOOR	203.46 m ²
PORCH	3.99 m ²
WC	2.63 m ²
BALCONY	7.12 m ²
FIRST FLOOR	143.81 m ²
TERRACE	64.48 m ²

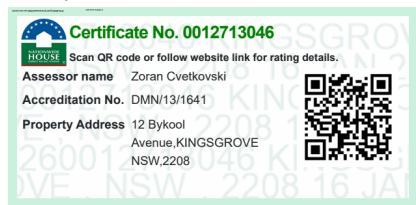
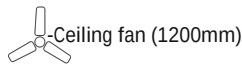
DRAWING NAME:	PROJECT No.	DRAWING No.	ISSUE:	TRUE NORTH:
GROUND FLOOR PLAN		A05	A	
STATUS:	SCALE:	DRAWN:	CHECKED:	DATE:
FOR DA	As indicated (A2)			12.11.25



FIRST FLOOR PLAN (WD)
SCALE 1:100

NOTES

1. SMOKE ALARMS ARE TO BE HARD WIRED AND INTERCONNECTED IN ACCORDANCE WITH AS3786-2014.
2. EXHAUST FANS TO BE DUCTED TO ATMOSPHERE AND PROVIDED WITH SELF CLOSING FLAPS OR DAMPERS SO THAT THE FANS ARE SEALED WHEN NOT IN OPERATION
3. STAIR TREADS ARE TO HAVE A SLIP RESISTANCE NOT LESS THAN P3 OR R10, IN ACCORDANCE WITH AS 4586
4. PWD TO HAVE DOOR WITH LIFT OFF HINGES TO ALLOW DOOR TO BE REMOVABLE FROM THE OUTSIDE
5. WEEP HOLES AT 1000MM SPACINGS TO PERIMETER BRICKWORK AND ABOVE WINDOWS EXCEEDING 1000MM IN WIDTH
6. INTERNAL GLAZING TO COMPLY WITH AS1288-2006 AND EXTERNAL GLAZING TO COMPLY WITH AS2047-2014
7. HANDRAIL TO INTERNAL STAIRCASE MUST BE CONTINUOUS TO AT LEAST ONE SIDE OF THE STAIR (CLAUSE 3.9.2.4 OF THE NOC BCA VOLUME 2)
8. WHERE AN OPEN SHOWER IS PROVIDED (I.E. FRAMELESS/ SEMI FRAMELESS), THE BATHROOM FLOOR IS REQUIRED TO BE GRADED TO THE FLOOR WASTE, WITH GRADE BETWEEN 1:60 - 1:80, WHERE LOCATED WITHIN 1500MM OF THE SHOWER BASE
9. WINDOWS AND DOORS MUST BE WEATHER SEALED AND
10. EXTERNAL DOORS MUST BE WEATHER STRIPPED, GAPS AND CRACKS AROUND EXTERNAL DOORS, WINDOWS AND SERVICE PENETRATIONS MUST BE SEALED. WINDOW SIZES ARE NOMINAL, ONLY ACTUAL WINDOW SIZES MAY VARY WINDOWS TO BE FLASHED ALL AROUND.
11. CAVITY FLASHINGS AND WEEP HOLES TO BE PROVIDED TO ALL OPENINGS IN EXTERNAL WALLS



P: 1300 061 841 | E: info@natek.com.au
W: www.natek.com.au
PO Box 156 | 391 Burwood Road Belmore NSW 2192
P: 16659890767

Rev	Description	Date
A	DA APPLICATION	28/10/25

CLIENT:

MR & MRS
KHOURY

DO NOT SCALE DRAWINGS.

USE WRITTEN DIMENSIONS ONLY.

THE OWNER/BUILDER, SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACKS AND SPECIFICATIONS PRIOR TO COMMENCING ANY WORKS OR ORDERING MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, A.S. CODES (CURRENT EDITIONS) BUILDING REGULATIONS,

LOCAL BYLAWS AND TOWN PLANNING REQUIREMENTS.

REPORT ALL DISCREPANCIES TO THIS OFFICE FOR CLARIFICATION.

PROJECT:

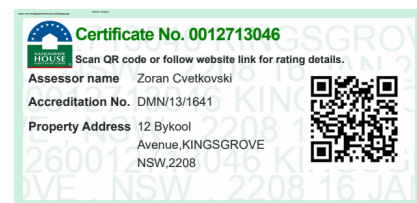
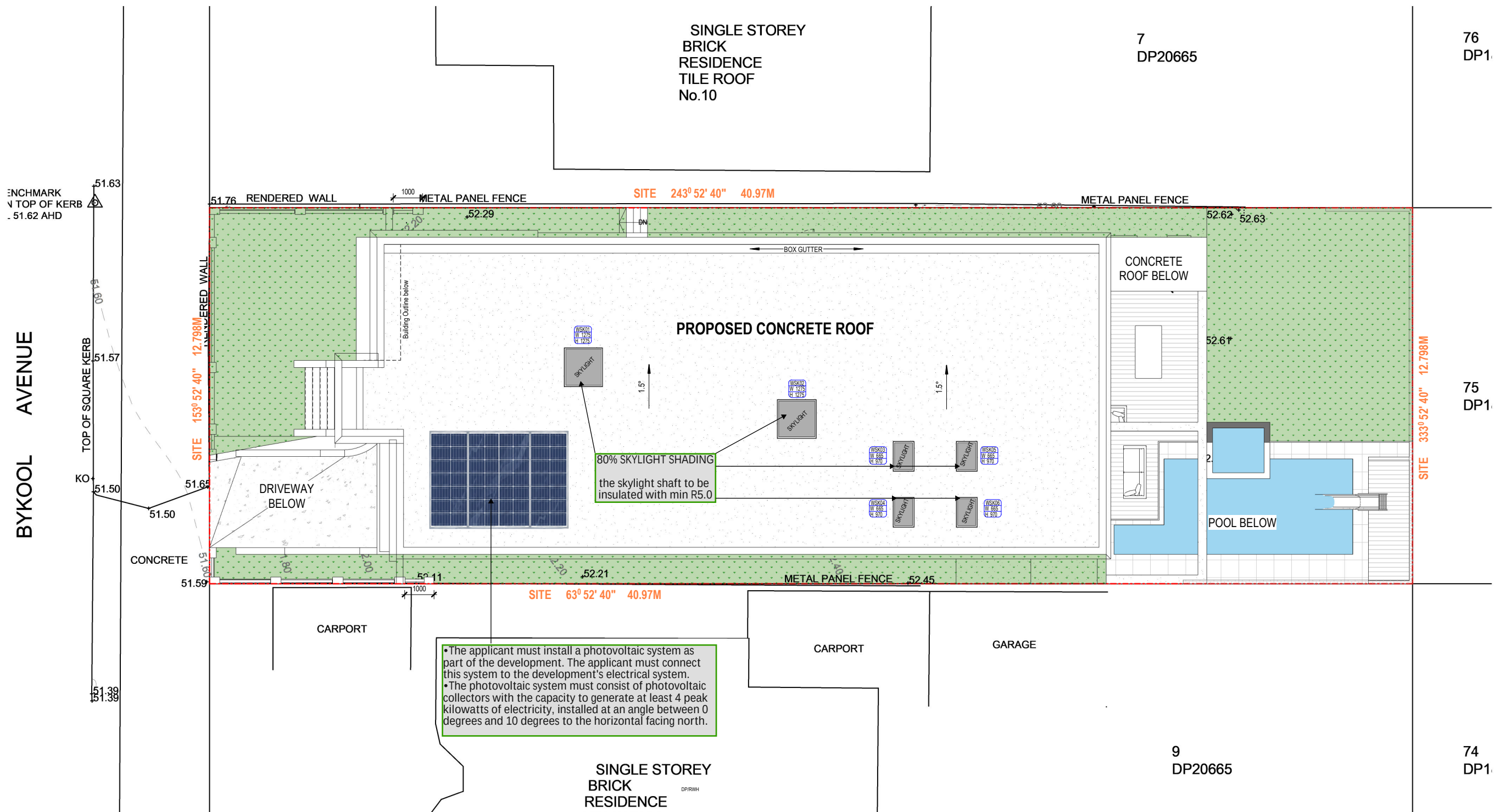
Demolition of Existing and Construction of New Two Story House, Basement and pool
LOT 8 / DP 20665
NO.12 BYKOOL AVENUE, KINGSGROVE NSW 2208

LEGENDS

- DP DOWNPIPE 100x50 OR Ø 90
DP&S DOWNPIPE & SPREADER
RWH RAIN WATER HEAD
M/H MANHOLE
SA SMOKE ALARM TO COMPLY WITH AS.3786
X SUMP

AREAS	
BASEMENT CARPARK	282.65 m²
ALFRESCO	71.66 m²
GAZEBO	5.70 m²
GROUND FLOOR	203.46 m²
PORCH	3.99 m²
WC	2.63 m²
BALCONY	7.12 m²
FIRST FLOOR	143.81 m²
TERRACE	64.48 m²

DRAWING NAME:	PROJECT No.	DRAWING No.	ISSUE:	TRUE NORTH:
FIRST FLOOR PLAN		A06	A	
STATUS:	SCALE:	DRAWN:	CHECKED:	DATE:
FOR DA	As indicated (A2)			12.11.25



P: 1300 061 841 | E: info@natek.com.au
W: www.natek.com.au
PO Box 156 | 391 Burwood Road Belmore NSW 2192
P: 16659890767

Rev	Description	Date
A	DA APPLICATION	28/10/25

CLIENT:
MR & MRS KHOURY

PROJECT:
Demolition of Existing and Construction of New Two Story House, Basement and pool
LOT 8 / DP 20665
NO.12 BYKOOL AVENUE, KINGSGROVE NSW 2208

DRAWING NAME: **ROOF PLAN**

PROJECT No. DRAWING No. **A07** ISSUE: **A** TRUE NORTH:

STATUS: **FOR DA** SCALE: **1 : 100 (A2)** DRAWN: CHECKED: DATE: **12.11.25**

GENERAL NOTES

ALL FIRST FLOOR OPENABLE WINDOWS WITH A SILL HEIGHT LESS THAN 1700mm ABOVE FLOOR LEVEL ARE TO BE RESTRICTED TO OPEN 124mm MAX

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH THE NCC 2022 BCA VOL 2 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED)

ALL MATERIALS AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE BCA. WHERE AN ALTERNATIVE SOLUTION IS PROPOSED THEN, PRIOR TO IMPLEMENTATION OR INSTALLATION, IT FIRST MUST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR AS MEETING THE PERFORMANCE REQUIREMENTS OF THE NCC 2022.

GLAZING, INCLUDING SAFETY GLAZING, SHALL BE INSTALLED TO A SIZE, TYPE AND THICKNESS SO AS TO COMPLY WITH:- BCA PART 3 FOR CLASS 1 AND 10 BUILDINGS WITHIN A DESIGN WIND SPEED OF NOT MORE THAN N3; AND - NCC 2022 BCA VOL 1 PART B1.4 FOR CLASS 2 AND 9 BUILDINGS.

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ANY HOUSE ENERGY RATING (HERS) REPORT AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED PLANS ENDORSED BY THE ACCREDITED THERMAL PERFORMANCE ASSESSOR WITHOUT ALTERATION

WHERE REQUIRED TREAT AREA BENEATH FLOOR AGAINST TERMITE INFESTATION IN ACCORDANCE WITH RELEVANT STANDARD. CONTACT THE RELEVANT MUNICIPAL COUNCIL TO DETERMINE IF THIS IS MANDATORY

REFER SCHEDULES FOR DIMENSIONED DOOR & WINDOW ELEVATIONS. WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZES MAY VARY ACCORDING TO MANUFACTURER

STEPS AS REQUIRED. 190MM MAX. RISER. 250MM MIN. GOING TREADS

FINISHES LEGEND

- 

AF01
RENDERED BRICK
WHITE COLOR
- 

RF01
COLORBOND ROOF
(KLIP-LOK)
- 

GT01
CLEAR GLASS
- 

GT02
OBSCURED GLASS
(NOT FILM)
- 

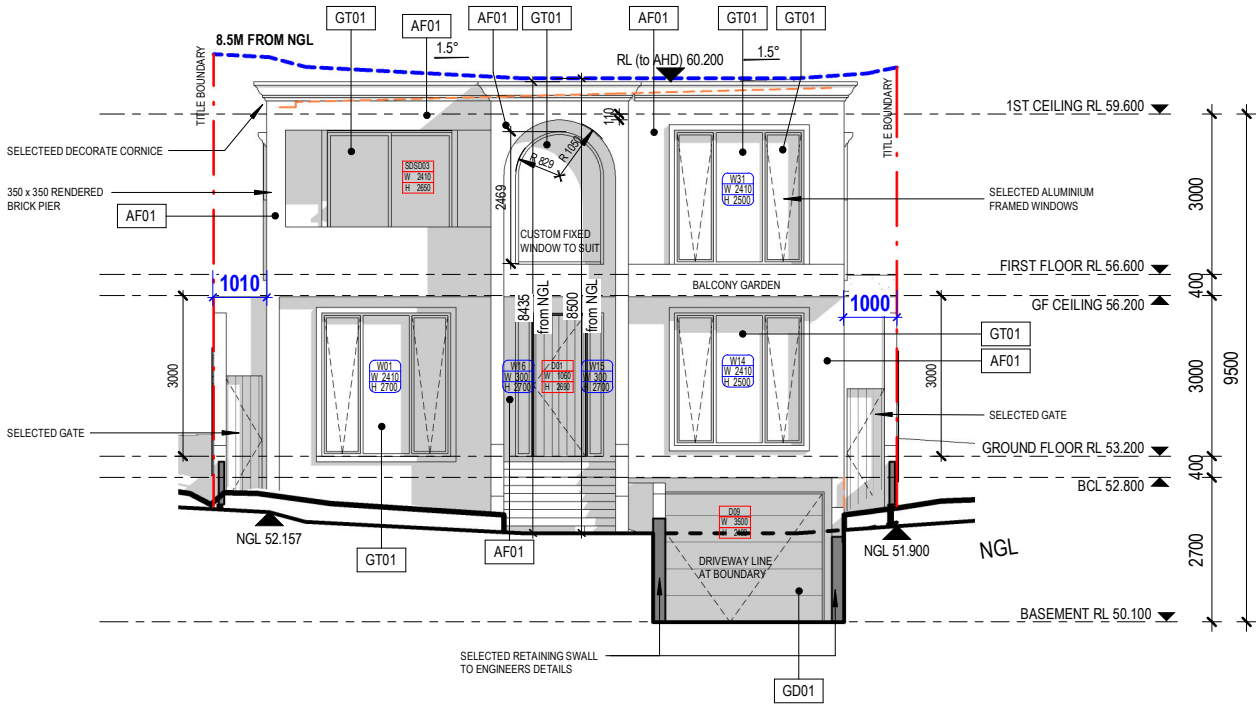
GD01
GARAGE DOOR/
PANEL LIFT
MONUMENT OR
SIMILAR

WINDOW LEGEND

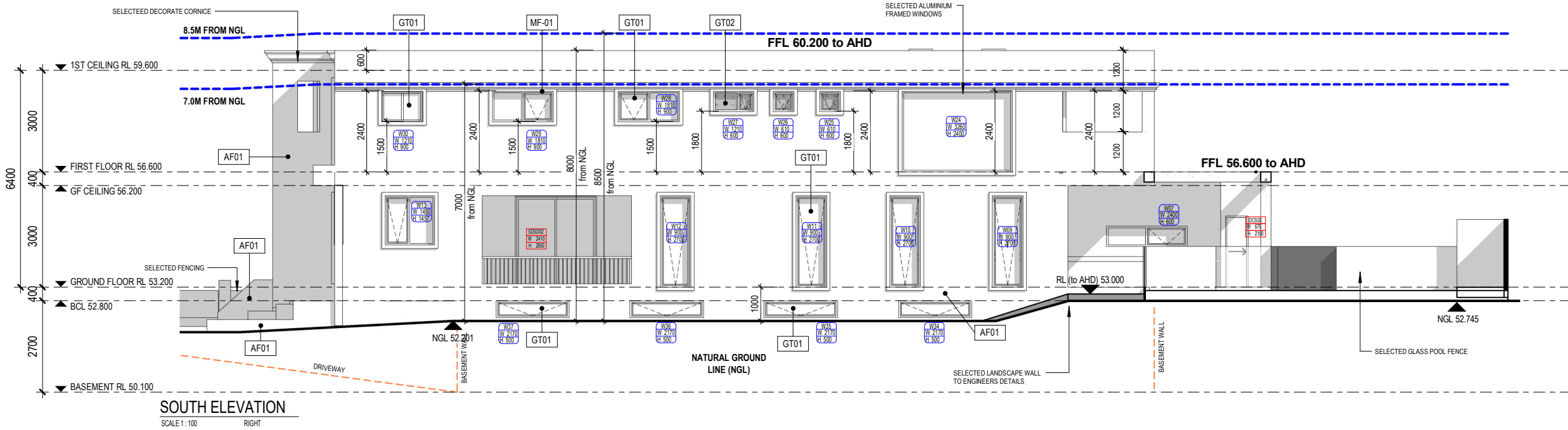
- 

FIXED WINDOW
- 

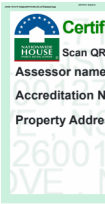
AWNING WINDOW
1ST FLOOR AWNING WINDOWS TO BE
MAX.124mm OPENING



WEST ELEVATION
SCALE 1:100 FRONT



SOUTH ELEVATION
SCALE 1:100 RIGHT



Certificate No. 0012713046
Scan QR code or follow website link for rating details.
Assessor name Zoran Cvetkovski
Accreditation No. DMN13/1641
Property Address 12 Bykool Avenue, KINGSGROVE NSW 2208



P: 1300 061 841 | E: info@natek.com.au
W: www.natek.com.au
PO Box 156 | 391 Burwood Road Belmore NSW 2192
P: 16659890767

Rev	Description	Date
A	DA APPLICATION	28/10/25

CLIENT:
MR & MRS KHOURY

PROJECT:
Demolition of Existing and Construction of New Two Story House, Basement and pool
LOT 8 / DP 20665
NO.12 BYKOOL AVENUE, KINGSGROVE NSW 2208

DRAWING NAME:
ELEVATIONS
STATUS: FOR DA
SCALE: As indicated (A2)

PROJECT No. DRAWING No. ISSUE: TRUE NORTH:
A08 A
DRAWN: CHECKED: DATE: 12.11.25

GENERAL NOTES

ALL FIRST FLOOR OPENABLE WINDOWS WITH A SILL HEIGHT LESS THAN 1700mm ABOVE FLOOR LEVEL ARE TO BE RESTRICTED TO OPEN 124mm MAX

ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH THE NCC 2022 BCA VOL 2 AND ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED)

ALL MATERIALS AND CONSTRUCTION PRACTICE SHALL MEET THE PERFORMANCE REQUIREMENTS OF THE BCA. WHERE AN ALTERNATIVE SOLUTION IS PROPOSED THEN, PRIOR TO IMPLEMENTATION OR INSTALLATION, IT FIRST MUST BE ASSESSED AND APPROVED BY THE RELEVANT BUILDING SURVEYOR AS MEETING THE PERFORMANCE REQUIREMENTS OF THE NCC 2022.

GLAZING, INCLUDING SAFETY GLAZING, SHALL BE INSTALLED TO A SIZE, TYPE AND THICKNESS SO AS TO COMPLY WITH- BCA PART 3 FOR CLASS 1 AND 10 BUILDINGS WITHIN A DESIGN WIND SPEED OF NOT MORE THAN N3; AND - NCC 2022 BCA VOL 1 PART B1.4 FOR CLASS 2 AND 9 BUILDINGS.

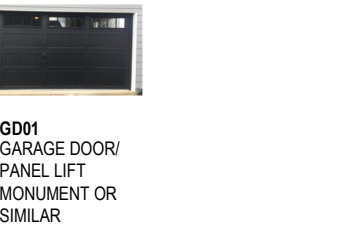
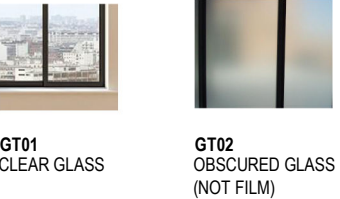
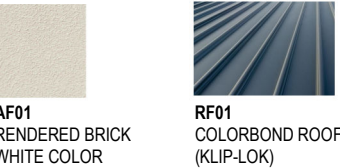
THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ANY HOUSE ENERGY RATING (HERS) REPORT AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STAMPED PLANS ENDORSED BY THE ACCREDITED THERMAL PERFORMANCE ASSESSOR WITHOUT ALTERATION

WHERE REQUIRED TREAT AREA BENEATH FLOOR AGAINST TERMITE INFESTATION IN ACCORDANCE WITH RELEVANT STANDARD. CONTACT THE RELEVANT MUNICIPAL COUNCIL TO DETERMINE IF THIS IS MANDATORY

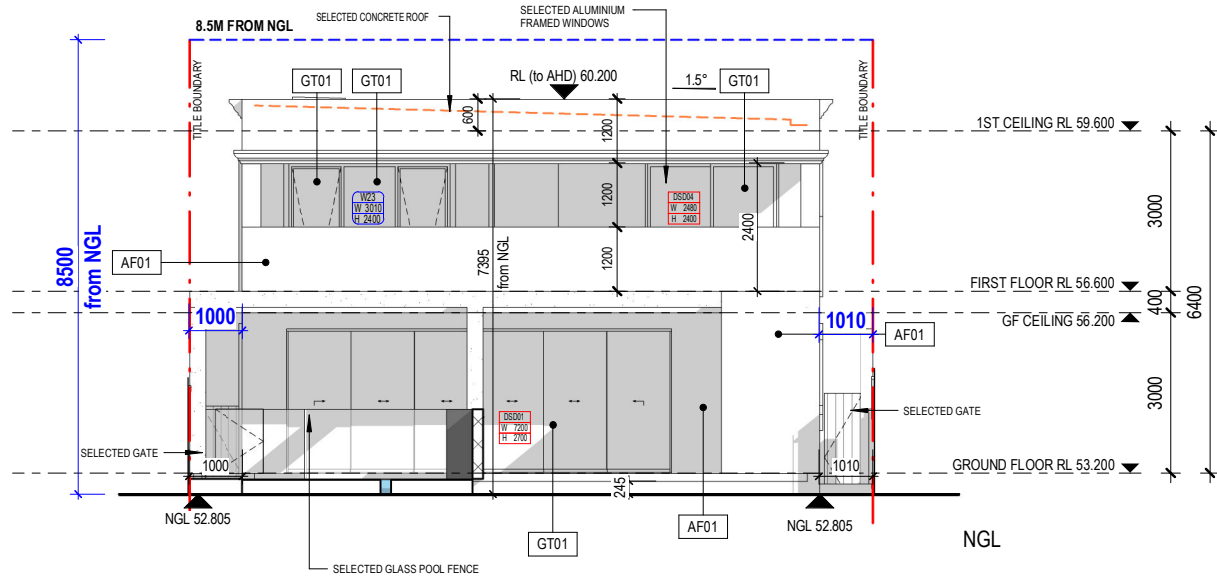
REFER SCHEDULES FOR DIMENSIONED DOOR & WINDOW ELEVATIONS. WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZES MAY VARY ACCORDING TO MANUFACTURER

STEPS AS REQUIRED. 190MM MAX. RISER. 250MM MIN. GOING TREADS

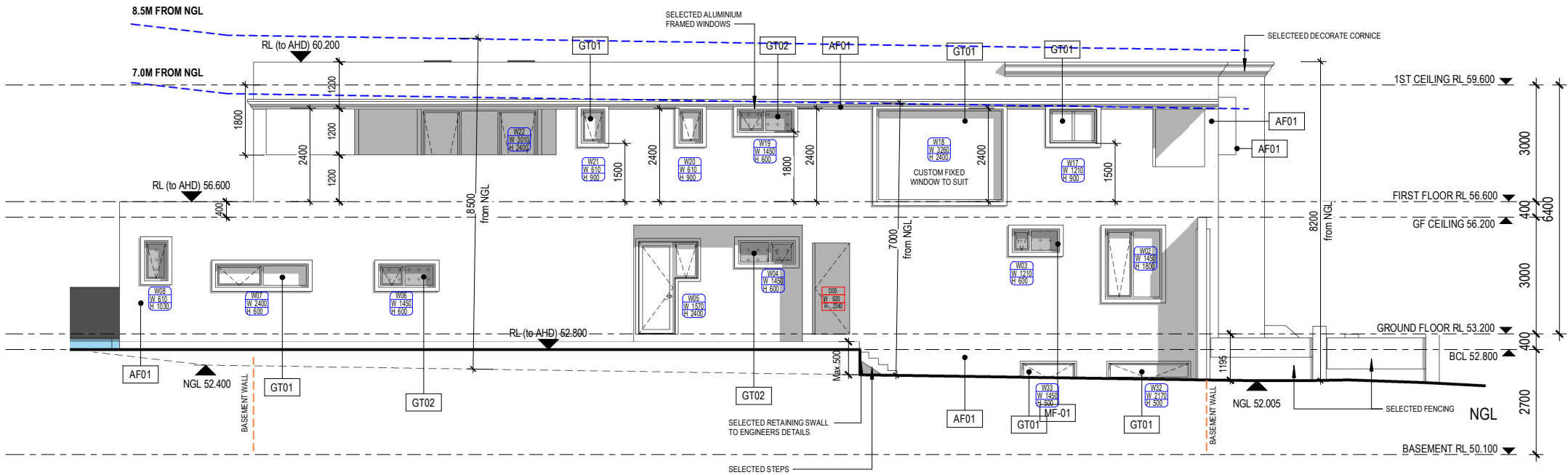
FINISHES LEGEND



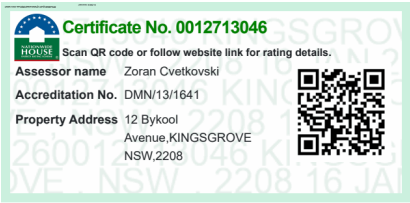
WINDOW LEGEND



EAST ELEVATION
SCALE 1:100 REAR



NORTH ELEVATION
SCALE 1:100 LEFT



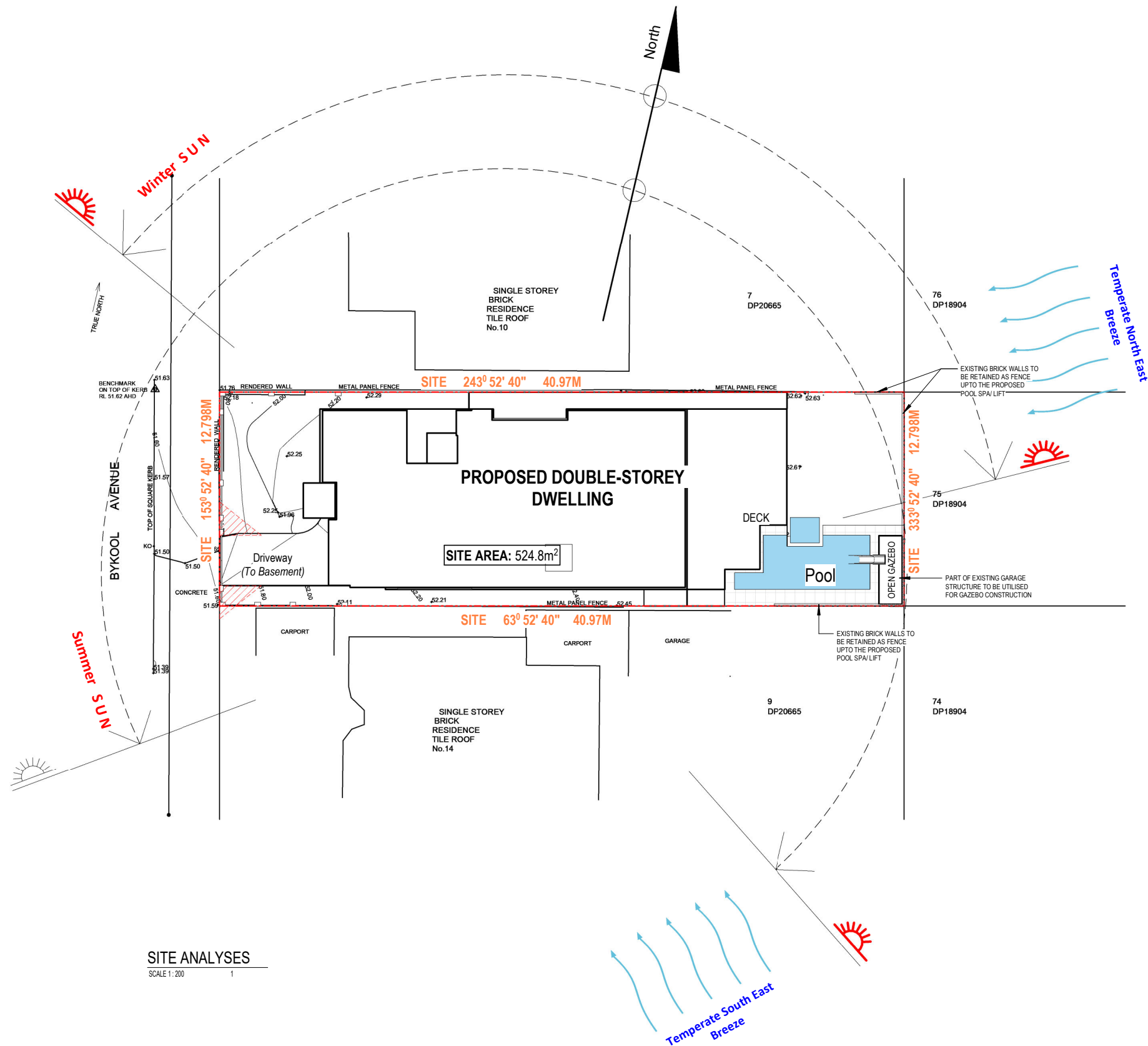
P: 1300 061 841 | E: info@natek.com.au
W: www.natek.com.au
PO Box 156 | 391 Burwood Road Belmore NSW 2192
P: 16659890767

Rev	Description	Date
A	DA APPLICATION	28/10/25

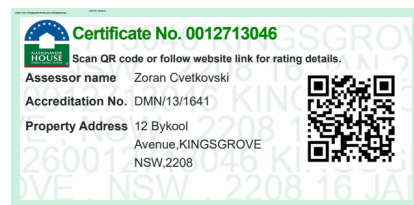
CLIENT:
MR & MRS KHOURY

PROJECT:
Demolition of Existing and Construction of New Two Story House, Basement and pool
LOT 8 / DP 20665
NO.12 BYKOOL AVENUE, KINGSGROVE NSW 2208

DRAWING NAME: ELEVATIONS	PROJECT No.	DRAWING No. A09	ISSUE: A	TRUE NORTH:
STATUS: FOR DA	SCALE: As indicated (A2)	DRAWN:	CHECKED:	DATE: 12.11.25



SITE ANALYSES
SCALE 1: 200



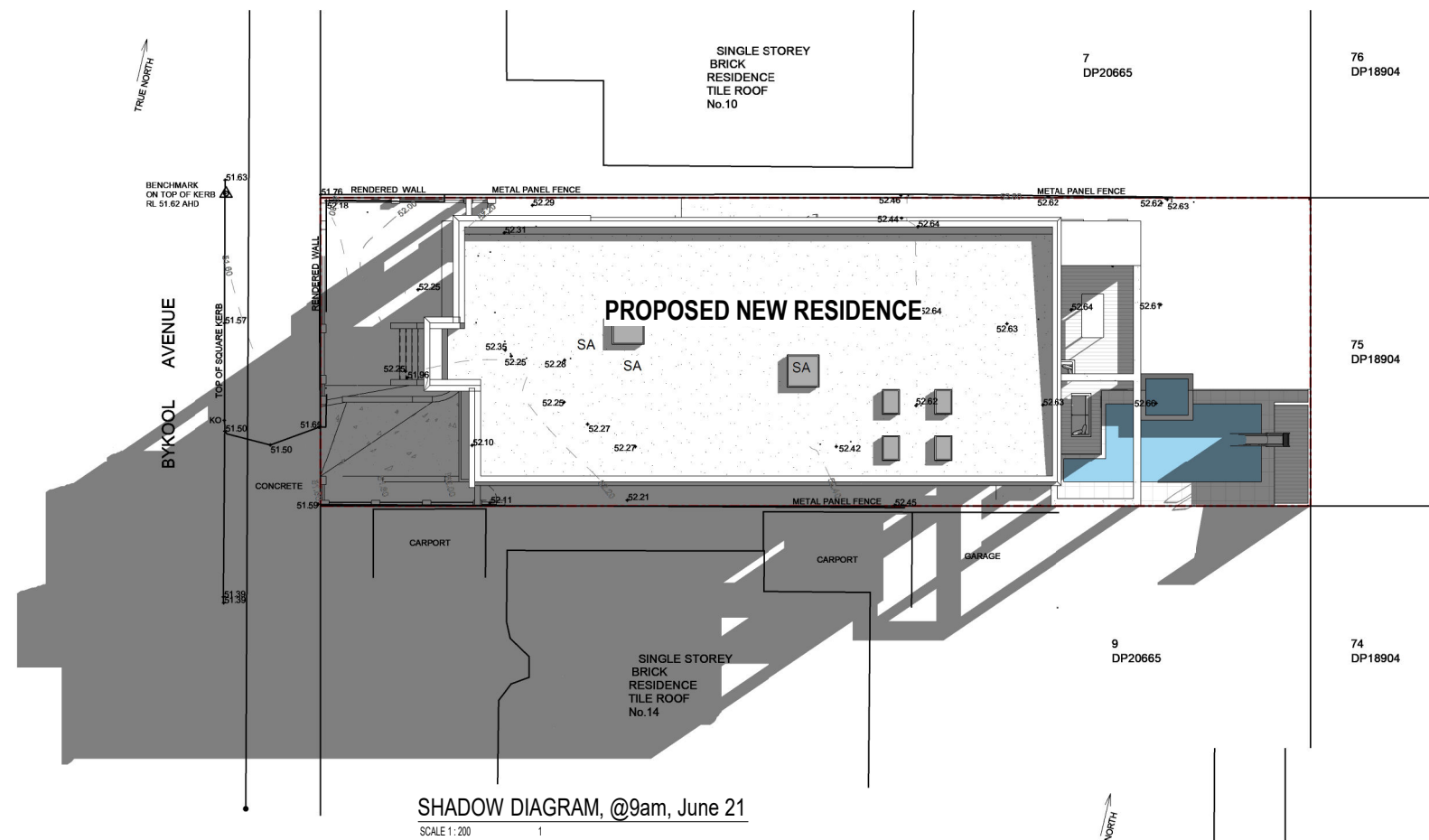
P: 1300 061 841 | E: info@natek.com.au
W: www.natek.com.au
PO Box 156 | 391 Burwood Road Belmore NSW 2192
P: 16659890767

Rev	Description	Date
A	DA APPLICATION	28/10/25

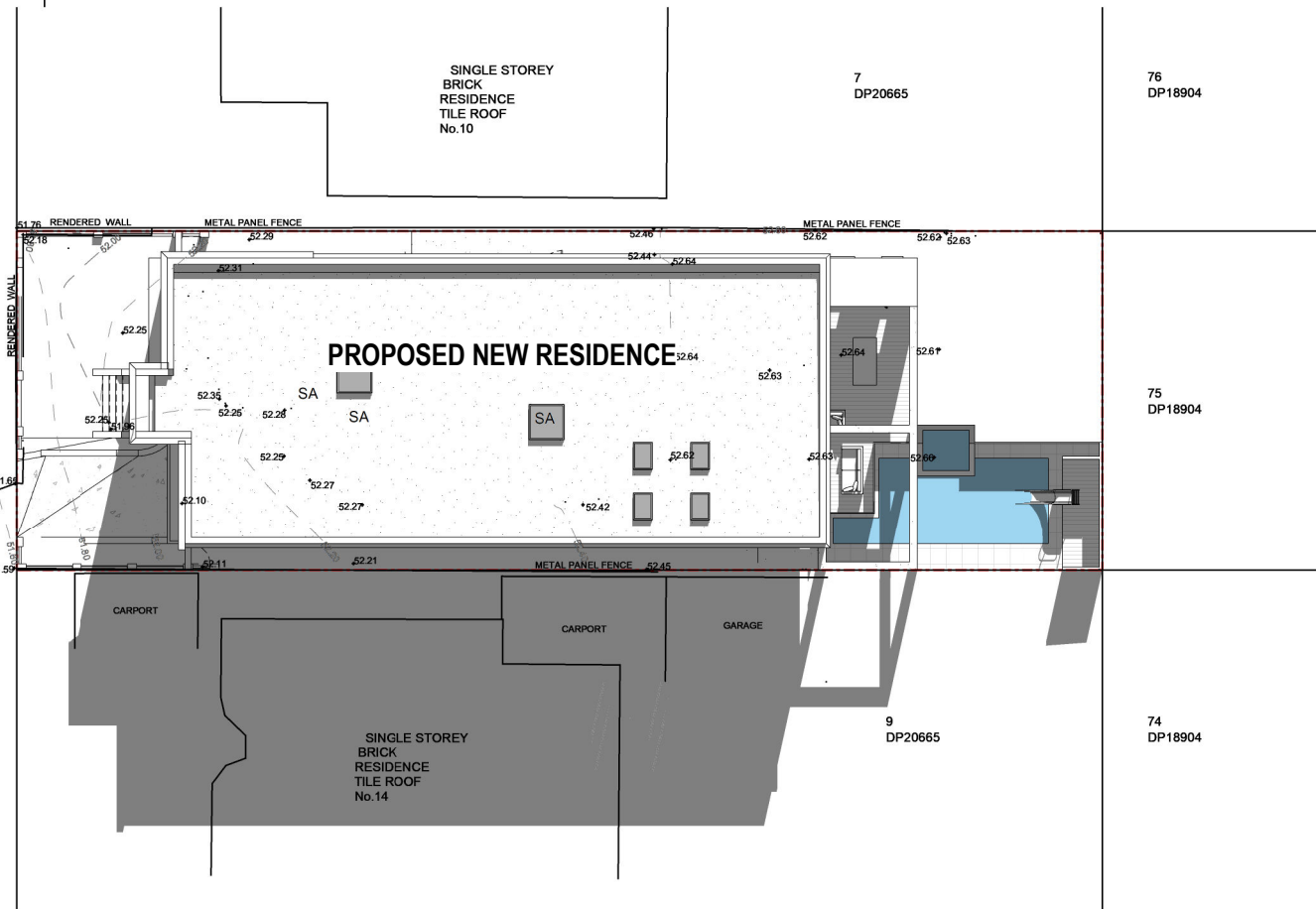
CLIENT:
MR & MRS KHOURY

PROJECT:
Demolition of Existing and Construction of New Two Story House, Basement and pool
LOT 8 / DP 20665
NO.12 BYKOOL AVENUE, KINGSGROVE NSW 2208

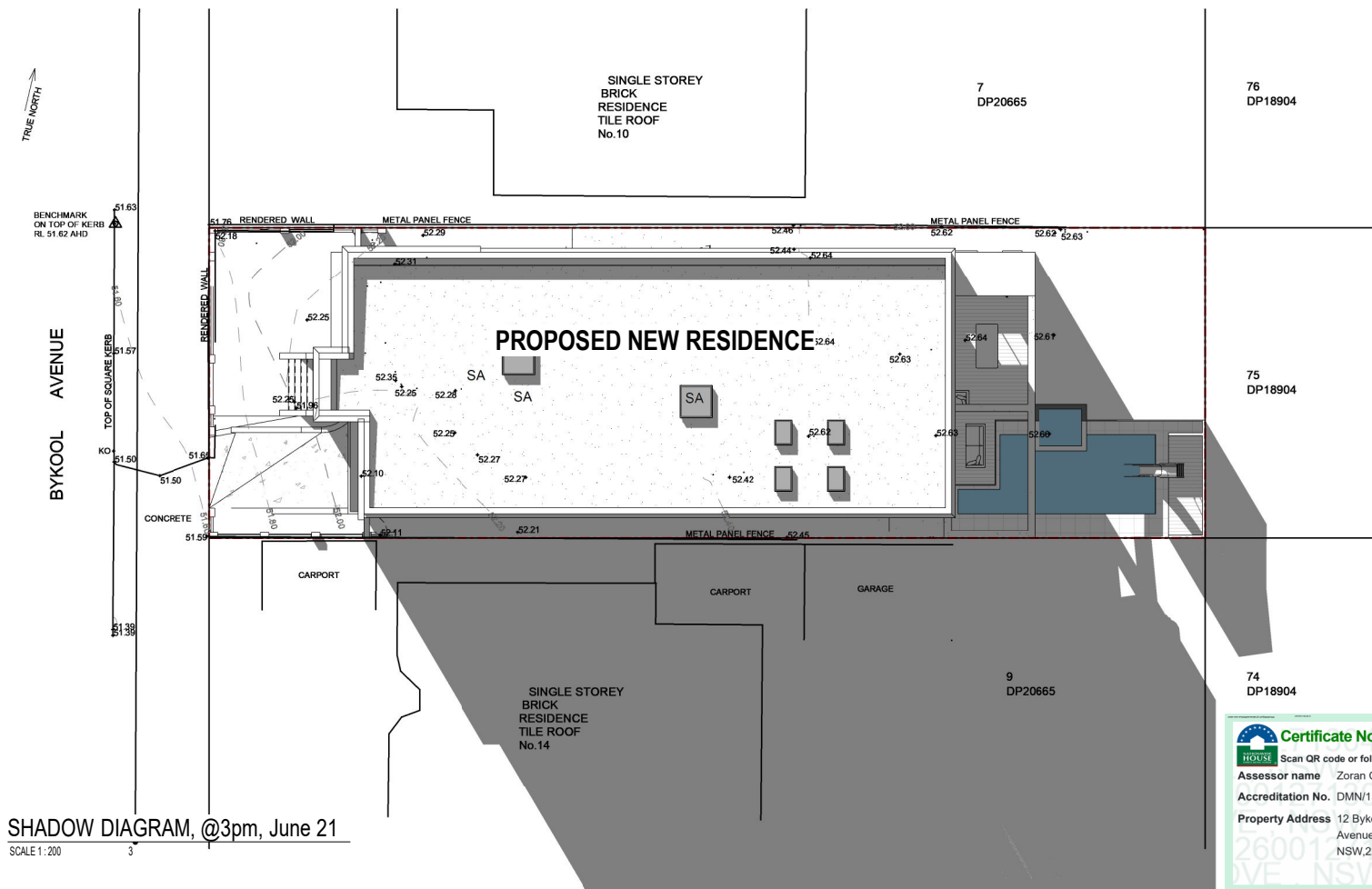
DRAWING NAME: **SITE ANALYSES**
PROJECT No.
DRAWING No. **A10**
ISSUE: **A**
TRUE NORTH:
STATUS: **FOR DA**
SCALE: **1 : 200 (A2)**
DRAWN:
CHECKED:
DATE: **12.11.25**



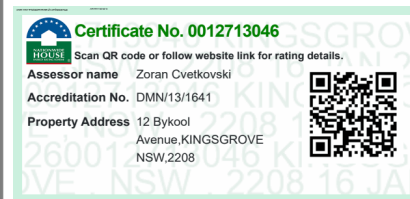
SHADOW DIAGRAM, @9am, June 21
SCALE 1:200



SHADOW DIAGRAM, @12pm, June 21
SCALE 1:200



SHADOW DIAGRAM, @3pm, June 21
SCALE 1:200



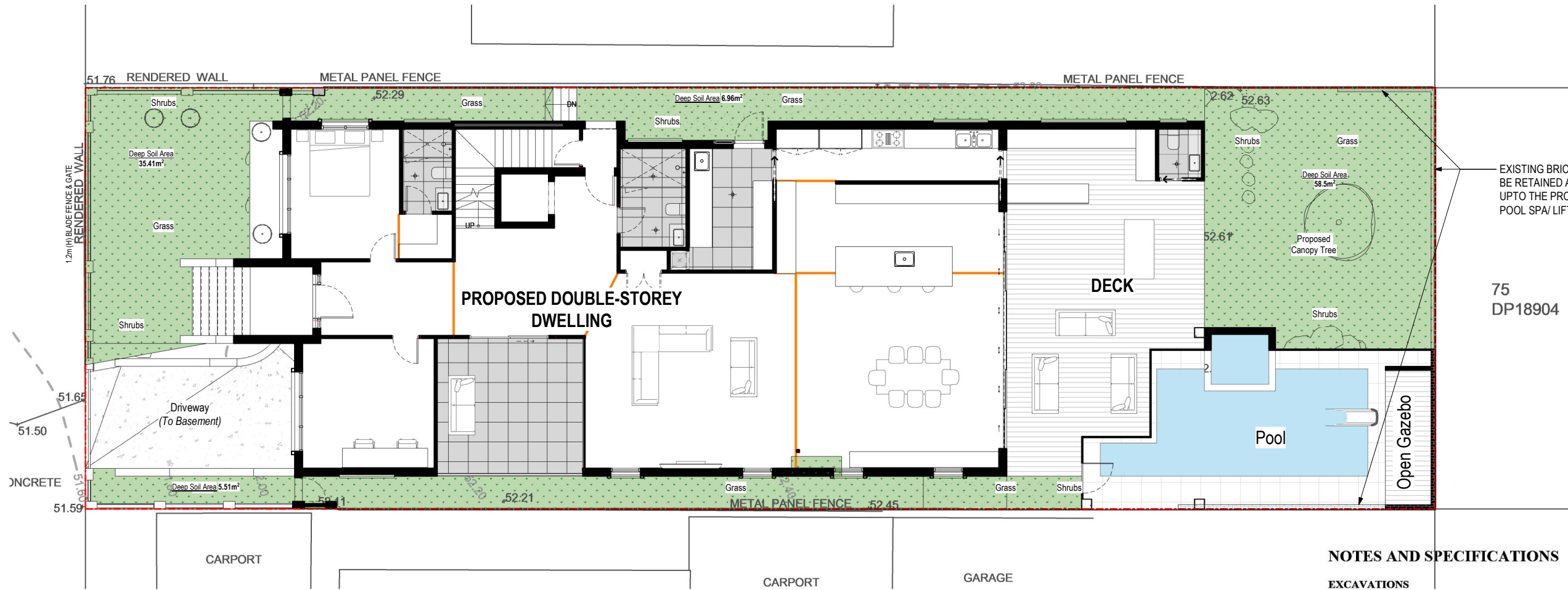
P: 1300 061 841 | E: info@natek.com.au
W: www.natek.com.au
PO Box 156 | 391 Burwood Road Belmore NSW 2192
P: 16659890767

Rev	Description	Date
A	DA APPLICATION	28/10/25

CLIENT:
MR & MRS KHOURY

PROJECT:
Demolition of Existing and Construction of New Two Story House, Basement and pool
LOT 8 / DP 20665
NO.12 BYKOOL AVENUE, KINGSGROVE NSW 2208

DRAWING NAME: **SHADOW DIAGRAM @Jun 21**
PROJECT No. **74 DP18904**
DRAWING No. **A11**
ISSUE: **A**
STATUS: **FOR DA**
SCALE: **1 : 200 (A2)**
DRAWN:
CHECKED:
DATE: **12.11.25**
TRUE NORTH:



EXISTING BRICK WALLS TO
BE RETAINED AS FENCE
UP TO THE PROPOSED
POOL SPA/ LIFT

75
DP18904

AREA LANDSCAPE & DRIVEWAY	
POOL	48.0 m ²
REAR LANDSCAPE	85.0 m ²
DRIVEWAY	20.2 m ²
FRONTY LANDSCAPE	40.7 m ²

NOTES AND SPECIFICATIONS

EXCAVATIONS
Prior to carrying out any excavations, the contractor is to confirm locations of all services. Services pits and lids are not to be covered by any material. Trim and grade area to form a smooth even finish to required falls.

GARDEN BED / MULCH
The topsoil to all deep soil garden bed areas shall be four (4) parts site topsoil to one (1) part organic compost thoroughly blended together prior to placing into position. Where the site topsoil is considered not suitable, an imported topsoil blend meeting the requirements of AS4419-1998 shall be used. Garden bed subgrades are to be cultivated to a depth of 150mm. Topsoil depths to all garden bed areas to be 300mm (min). At the completion of all planting operations apply a 75mm layer of mulch over entire garden bed taking care not to smother plants. Reduce depth of mulch around base of plants to form "watering dish". Mulch used shall be Pine Bark Nuggets as supplied by ANL or similar. All proposed planting is subject to suitable topsoil depths on site. Where there is insufficient depth due to presence of bedrock or other structures, the proposed planting is to be modified to suit in accordance with instructions from landscape architect.

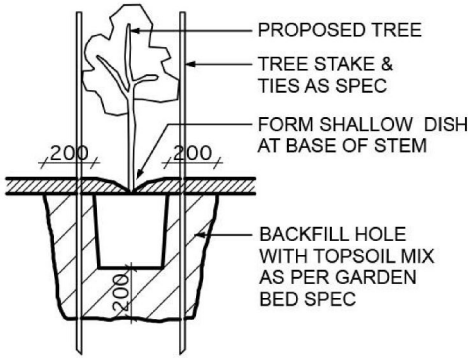
TURF / GARDEN EDGING
Turf used for this site shall be Sir Walter Buffalo or similar soft leaf variety. Unless specified otherwise, turf shall be laid over 150mm topsoil and finished flush with adjacent surfaces. Water turfed areas immediately after turfing operations. Topdress any excessively undulating areas to form a smooth level surface with a coarse grade washed river sand. All garden edging as denoted by 'GE' on the plan is to be constructed as per detail.

PLANT MATERIAL
All plant material are to be healthy nursery stock, free from disease, injury, insects all weed or roots of weeds. No plant is to be installed which has not been hardened off or is otherwise inferior in quality. All plants are to be thoroughly soaked 1 hour prior to planting.

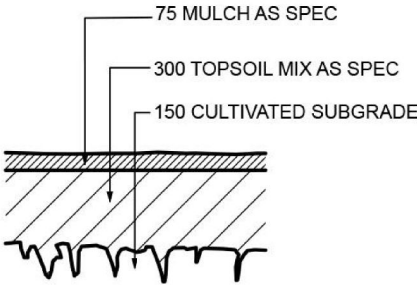
EXISTING TREES TO BE RETAINED
The existing trees indicated for retention shall be protected for the duration of the construction period. Install a 1.8m high temporary protective fence (TPF) to the locations as indicated on the plan. Do not store or otherwise place bulk or harmful materials under or near a tree which is to be retained. Do not attach stays, guys and the like to a tree which is to be retained. Where it is absolutely necessary to prune tree roots / limbs contractor to ensure all Council approvals have been obtained. All tree work is to be carried out by a qualified and insured arborist. Where an arborist report has been prepared for the existing tree on site; The landscape plan shall be read in conjunction with this report. All trees identified for retention shall be protected and managed in accordance recommendations of this report. These recommendations will take precedence over any measures outline in the landscape plan.

MAINTENANCE / ON GOING CARE
Maintain all landscape areas to ensure plant health and occupant safety for period of 12 months beginning from date of practical completion to the satisfaction of Council. Maintenance will include but is not limited to the following activities: Mowing and edging lawn areas, fertilizing all plant material, pruning, watering, replacing failed planting, treating for pests and diseases, topping up of mulch areas and weeding garden beds as required. On completion of the initial 12 month period, all maintenance responsibilities shall be handed over to building management / property owner for on-going care. Note: All trees will require ongoing annual observation and maintenance by qualified arborist to ensure occupant safety, tree health and to avoid damage to surrounding structures and property.

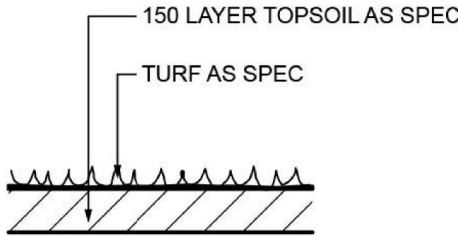
DISCREPANCIES
Should there be any discrepancies on the drawings with existing site conditions; contractor is to notify the landscape architect prior to proceeding with the works



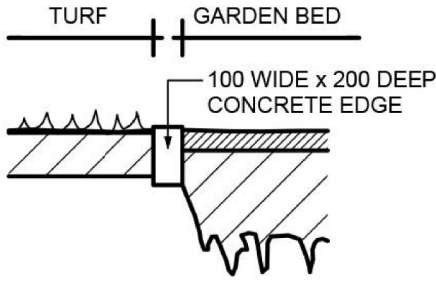
A TREE PLANTING DETAIL NTS



B GARDEN BED NTS



C TURFING DETAIL NTS



D GARDEN EDGE NTS



P: 1300 061 841 | E: info@natek.com.au
W: www.natek.com.au
PO Box 156 | 391 Burwood Road Belmore NSW 2192
P: 16659890767

Rev	Description	Date
A	DA APPLICATION	28/10/25

CLIENT:
MR & MRS KHOURY

PROJECT:
Demolition of Existing and Construction of New Two Story House, Basement and pool
LOT 8 / DP 20665
NO.12 BYKOOL AVENUE, KINGSGROVE NSW 2208

DRAWING NAME:	PROJECT No.	DRAWING No.	ISSUE:	TRUE NORTH:
LANDSCAPE PLAN		A12	A	
STATUS:	SCALE:	DRAWN:	CHECKED:	DATE:
FOR DA	1 : 100 (A2)			12.11.25

The diagram shows a cross-section of a road profile. The vertical axis represents elevation. Key labels and values include:

- Top of Square Kerb:** Labeled with an elevation of 51.57.
- KO (Kerf Offset):** Labeled with an elevation of 51.50.
- Benchmark:** Labeled "BENCHMARK ON TOP OF KERB RL 51.62 AHD" with an elevation of 51.63.
- Other Elevation Labels:** 51.39, 51.38, and 51.37 are shown near the bottom of the profile.

7
DP20665

76
DP18904

75
DP18904

74
DP18904

Diagram illustrating the site to be cut (dashed rectangle) and the site to be filled (solid rectangle).



P: 1300 061 841 | E:
info@natek.com.au
W: www.natek.com.au
PO Box 156 | 391
Burwood Road Belmore
NSW 2192
P: 16659890767

Rev	Description	Date
A	DA APPLICATION	28/10/25

CLIENT:
MR & MRS
KHOURY

PROJECT:

**Demolition of Existing and Construction of
New Two Story House, Basement and pool**

LOT 8 / DP 20665
NO.12 BYKOOL AVENUE, KINGSGROVE NSW 2208

DRAWING NAME:
SITE CUT & FILL PLAN

STATUS:
FOR DA

SCALE:
1 : 100 (A2)

PROJECT No.

DRAWN:

DRAWING No.
A13

CHECKED:

ISSUE:

A

DATE:
12.11.25

TRUE
NORTH:



BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 1829252S
Date of issue: Friday, 16 January 2026
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



Basix-Commitments

/for details: See the Basix certificate/

Alternative water

- The applicant must install a rainwater tank of at least 5000 litres.
The rainwater tank to collect rain runoff from at least 130 m2 of the roof.
The applicant must connect the rainwater tank to:
- all toilets in the development
 - the cold water tap that supplies each clothes washer
 - at least one outdoor tap in the development

Fixtures

- Shower heads 3 star (> 7.5but <= 9.0 L/min)
- Toilets.....4 star
- Kitchen tap.....5 star
- Basin Taps.....5 star

Hot Water System: gas instantaneous with a performance of 6.0 stars /or a system with a higher energy rating/

Heating/Cooling: In at least 1 living area and 1 bedroom: 3-phase Air-conditioning; Energy rating: EER 2.5 - 3.0 (Zoned)

Ventilation

- At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: interlocked to light with timer off
- Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off
- Laundry: natural ventilation only, or no laundry; Operation control: n/a

Natural lighting

- The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.
- The applicant must install a window and/or skylight in 6 bathroom(s)/toilet(s) in the development for natural lighting.

Artificial lighting:

- The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

OTHER

- The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.
- The applicant must install a fixed outdoor clothes drying line as part of the development.

Swimming pool

- The swimming pool must not have a volume greater than 35 kilolitres.
- The swimming pool must be outdoors.
- The development must not incorporate any heating system for the swimming pool.
- The applicant must install the following pump for the swimming pool in the development, or a pump with higher energy rating: single speed with a performance of 3 stars.
- The applicant must install a timer for the swimming pool pump in the development.

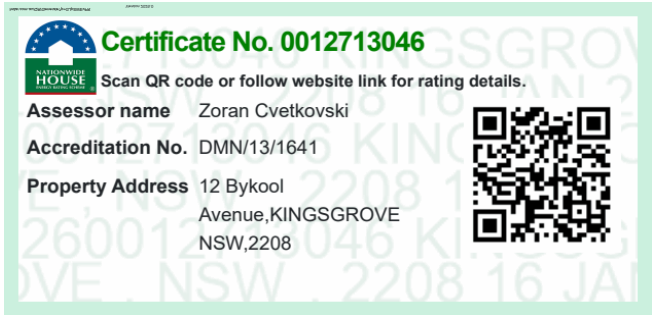
SPA

- The SPA must not have a volume greater than 5 kilolitres.
- The SPA must be outdoors.
- The development must not incorporate any heating system for the SPA.
- The applicant must install a timer for the SPA pump in the development.

Alternative energy

- The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.
- The photovoltaic system must consist of photovoltaic collectors with the capacity to generate at least 4 peak kilowatts of electricity, installed at an angle between 0 degrees and 10 degrees to the horizontal facing north.

The Basix certificate should be read in conjunction with the Nathers certificate (including the additional notes pages 4 & 5).



Building Elements

/For Details: see the Nathers certificate

Thermal Comfort-Simulation method

A detailed method of assessment with greater flexibility of solution choice and capacity to assess complex dwelling designs.
The dwelling design has been assessed with NatHERS software from an accredited assessor

External Walls

- Tilt Up Concrete, Lined Timber Stud Frame, R2.5 Bulk Insulation
- Cavity Brick, Foil Sided Bubble Wrap, Anti-glare One Side
- Timber Stud Frame Brick Veneer, R2.5 Reflective foil* with bulk no gap
- *Ametalin SilverWrap® xR HD Micro-perforated (or equivalent class 4 membrane)

Internal Wall

- Timber Stud Frame, Direct Fix Plasterboard, R2.5 Bulk Insulation, No Air Gap (Against Garage)
- Timber Stud Frame, Direct Fix Plasterboard No Insulation (All Others)

External Floor

- Concrete Slab on Ground-R0.8
- Suspended Floor (Open to Air)- R3.0

Internal Floor/Ceiling

- Concrete Timber Framed Above Plasterboard, R3.0 Bulk Insulation (Above Garage)
- Concrete Timber Framed Above Plasterboard, No Insulation (All Others)

External Ceiling

- Concrete, Plasterboard with Timber Frame, R5.0 Bulk Insulation No roofspace cavity
- Concrete, Plasterboard with Timber Frame, R5.0 Bulk Insulation Unventilated roofspace

Roof

- Waterproofing Membrane, No Insulation, Only an Air Gap

Note: All coffer ceiling verticals and walls against the roof-space, to be insulated, with the same insulation as the ceiling insulation (the skylight shaft to be insulated with min R5.0)

Note: All downlights: IC-F /IC-4/ (insulation covered/ including the control gears/) rated as per AS/NZS standard 60598 and IP (sealed) rated as per BS EN 60529:1992, European IEC 60509:1989

Note: (where the roof is extended over an open area such as a deck or carport): A barrier to be installed within the roof space to separate the space above the zoned part of the house and the space above the open veranda.

The building fabric, including insulation and air cavity ventilation, must meet the requirements specified in Part H Energy Efficiency (Volume 2) of the NCC and the ABCB Housing Provisions 10.8 and 13.2. These standards are essential to ensure proper energy efficiency and compliance in construction practices.

Note-Ceiling fans: For the number and the location, see the Nathers certificate.

Thermal Compliance Provision: Data provided is for thermal performance modeling only, based on assumptions from the Designer's email instructions. If onsite construction, window sizes, or material specifications vary from these assumptions, this assessment is not valid, and a full recalculation is required.

For additional information please refer to the additional notes on the Nathers certificate.



P: 1300 061 841 | E: info@natek.com.au
W: www.natek.com.au
PO Box 156 | 391 Burwood Road Belmore NSW 2192
P: 16659890767

Rev			Description	Date
A			DA APPLICATION	28/10/25

CLIENT:

MR & MRS
KHOURY

PROJECT:

Demolition of Existing and Construction of New Two Story House, Basement and pool
LOT 8 / DP 20665
NO.12 BYKOOL AVENUE, KINGSGROVE NSW 2208

DRAWING NAME:
BASIX COMMITMENTS

PROJECT No.

DRAWING No.

ISSUE:

TRUE NORTH:

STATUS:
FOR DA

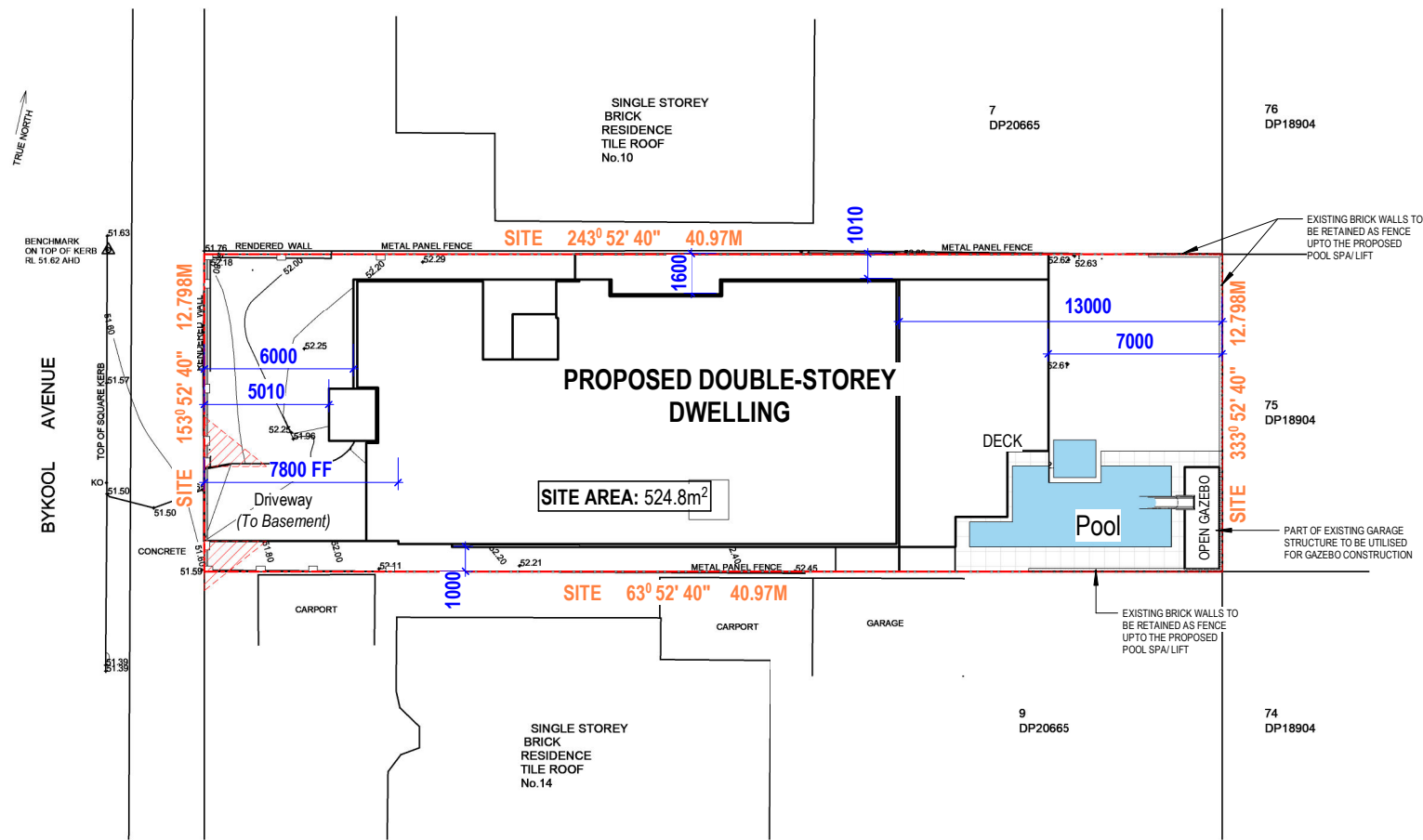
SCALE:
(A2)

DRAWN:

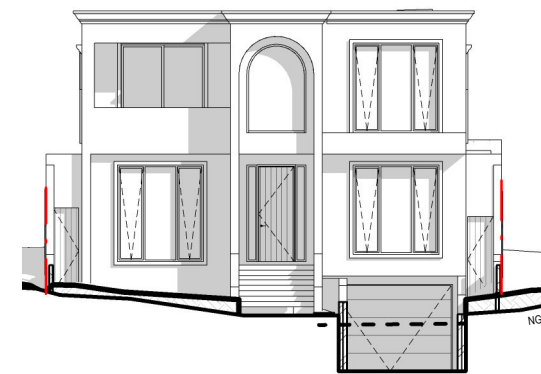
CHECKED:

DATE:
12.11.25

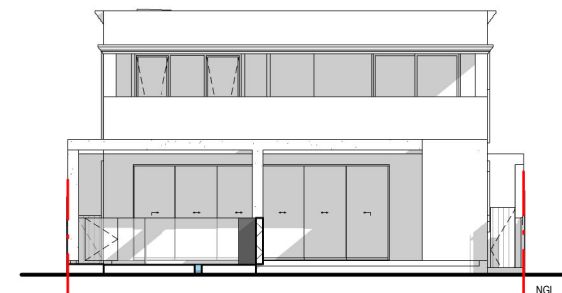




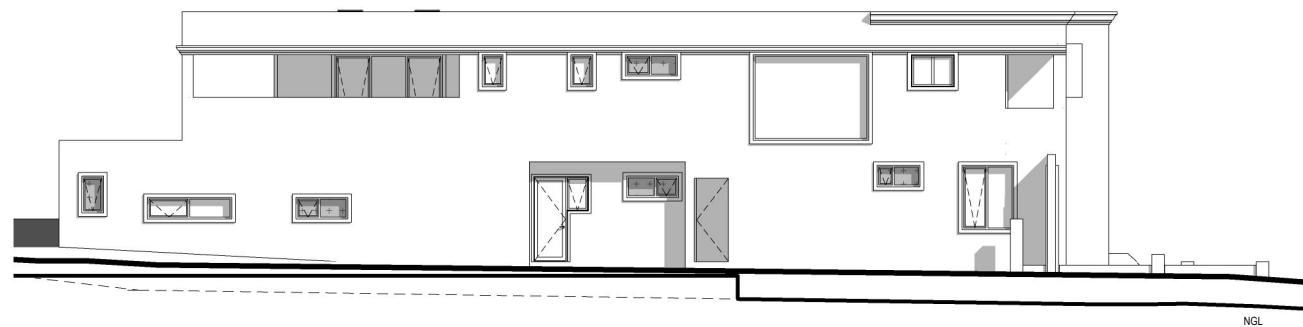
SITE PLAN
SCALE 1:200 NP



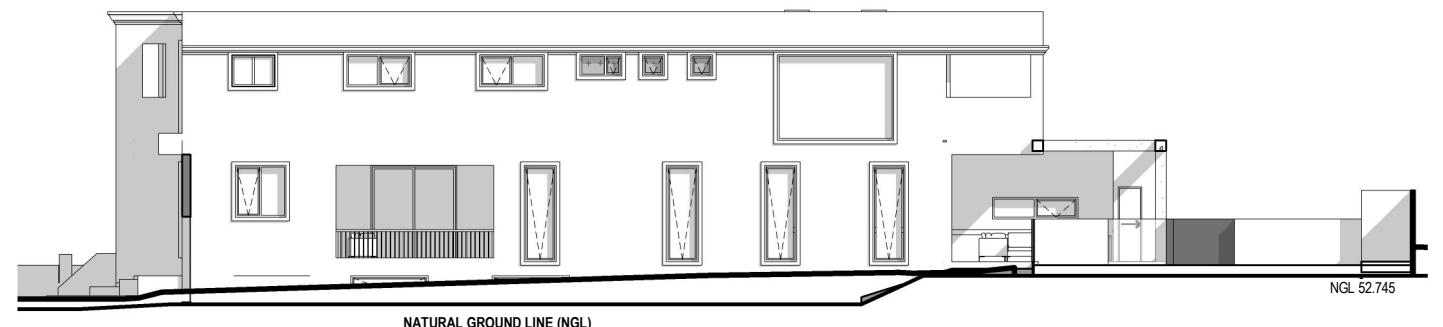
WEST ELEVATION
SCALE 1:150 FRONT



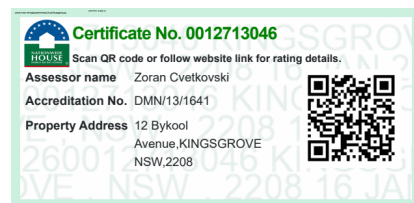
EAST ELEVATION
SCALE 1:150 REAR



NORTH ELEVATION
SCALE 1:150 LEFT



SOUTH ELEVATION
SCALE 1:150 RIGHT



P: 1300 061 841 | E: info@natek.com.au
W: www.natek.com.au
PO Box 156 | 391 Burwood Road Belmore NSW 2192
P: 16659890767

Rev	Description	Date
A	DA APPLICATION	28/10/25

CLIENT:
MR & MRS KHOURY

PROJECT:
Demolition of Existing and Construction of New Two Story House, Basement and pool
LOT 8 / DP 20665
NO.12 BYKOOL AVENUE, KINGSGROVE NSW 2208

DRAWING NAME: **NOTIFICATION PLAN**
PROJECT No.
DRAWING No. **A15**
ISSUE: **A**
TRUE NORTH: 
STATUS: **FOR DA**
SCALE: **As indicated (A2)**
DRAWN:
CHECKED:
DATE: **12.11.25**

REFER TO STRUCTURAL ENGINEERING DOCUMENTS FOR FOOTINGS & SLAB SPECIFICATION, FLOOR & WALL FRAMING.

REFER TO ENERGY REPORT FOR NOMINATION OF ALL INSULATION.

ANY ADDITIONAL LOADING SUCH AS SOLAR HEATING UNIT, HOT WATER TANKS, AIR-CONDITIONING UNITS AND DUCTED HEATING UNITS REQUIRES SPECIAL DESIGN CONSIDERATION. IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT ALL RELEVANT INFORMATION SUCH AS MASS & SPECIFIC LOCATION OF SERVICES BE PROVIDED TO THE FABRICATOR AT TIME OF ORDERING FR STRUCTURAL DESIGN OF TRUSSES.

REFER TO GEOTECHNICAL REPORT SOIL TESTING IN CONJUNCTION WITH
ENGINEERING DRAWINGS FOR SITE CLASSIFICATION IN ACCORDANCE WITH AS 2870
AND RECOMMENDATION FOR FOOTING DESIGN

ALL WORKS SHALL COMPLY WITH, BUT NOT LIMITED TO THE FOLLOWING STANDARDS:

- THESE DRAWINGS ARE TO READ IN CONJUNCTION WITH STRUCTURAL, CIVIL
ENGINEERING COMPUTATIONS, DRAWINGS AND ROOF & FLOOR TRUSS LAYOUT

SUB-CONTRACTOR TO CHECK AND DETERMINE SET OUT DIMENSIONS IN RELATION TO TITLE BOUNDARIES AND RE-ESTABLISHMENT SURVEY. ANY DISCREPANCIES TO BE REPORTED TO DURABLE DESIGN FOR CLARIFICATION PRIOR TO COMMENCEMENT OF ANY WORKS

[illegible]

SCALE 1:50 1



Rev	Description	Date
A	DA APPLICATION	28/10/25

DRAWING NAME: DRIVE WAY GRADIENT DETAILS		PROJECT No.	DRAWING No. A16	ISSUE: A	TRUE NORTH: 
STATUS: FOR DA	SCALE: As indicated (A2)	DRAWN:	CHECKED:	DATE: 12.11.25	



GENERAL NOTES

REFER TO STRUCTURAL ENGINEERING DOCUMENTS FOR FOOTINGS & SLAB SPECIFICATION, FLOOR & WALL FRAMING.

REFER TO ENERGY REPORT FOR NOMINATION OF ALL INSULATION.

ANY ADDITIONAL LOADING SUCH AS SOLAR HEATING UNIT, HOT WATER TANKS, AIR-CONDITIONING UNITS AND DUCTED HEATING UNITS REQUIRES SPECIAL DESIGN CONSIDERATION. IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT ALL RELEVANT INFORMATION SUCH AS MASS & SPECIFIC LOCATION OF SERVICES BE PROVIDED TO THE FABRICATOR AT TIME OF ORDERING FIR STRUCTURAL DESIGN OF TRUSSES.

SOLID MEMBRANE DAMP PROOF COURSES SHALL BE LOCATED IN ACCORDANCE WITH FIGURE 3.3.4.1 OF THE B.C.A. VOL 2, TO FORM CONTINUOUS DAMP PROOFING BARRIER AROUND THE BUILDING AS A WHOLE AND BE SUFFICIENT WIDTH TO EXTEND THROUGH THE ENTIRE WIDTH OF THE MASONRY LEAVES ACCEPTABLE DAMP-PROOF MATERIAL REFER TO B.C.A. VOL 2 CLAUSE 3.3.4.4

REFER TO GEOTECHNICAL REPORT SOIL TESTING IN CONJUNCTION WITH ENGINEERING DRAWINGS FOR SITE CLASSIFICATION IN ACCORDANCE WITH AS 2870 AND RECOMMENDATION FOR FOOTING DESIGN

BUILDER SHALL VERIFY ALL DIMENSIONS, LEVELS, SETBACK AND SPECIFICATIONS PRIOR TO COMMENCEMENT OF ANY WORKS OR ORDERING OF MATERIALS AND SHALL BE RESPONSIBLE FOR ENSURING THAT ALL BUILDING WORKS CONFORM TO THE BUILDING CODE OF AUSTRALIA, CURRENT AUSTRALIAN STANDARDS AND CURRENT BUILDING REGULATIONS.

ALL WORKS SHALL COMPLY WITH, BUT NOT LIMITED TO THE FOLLOWING STANDARDS:

- AS1288-GLASS IN BUILDINGS
- AS1562-SHEET ROOF & WALL CLADDING
- AS1684-TIMBER FRAMING
- AS1860-PARTICLE BOARD FLOORING
- AS2049-ROOF TILES
- AS2050-ROOF TILE FIXING
- AS/NZS3500.3 STORMWATER DRAINAGE
- AS/NZS3500.5 DOMESTIC INSTALLATIONS, SECTION 5-STORMWATER DRAINAGE
- AS2870-SLABS & FOOTINGS
- AS2904-DAMP PROOF COURSES & FLASHING
- AS3600-CONCRETE STRUCTURES
- AS3660-TERMITE PROTECTION
- AS3700-MASONRY STRUCTURES
- AS3740-WET AREA WATERPROOFING
- AS3786-SMOKE ALARMS
- AS4055-WIND LOADING
- AS4100-STEEL STRUCTURES

THESE DRAWINGS ARE TO READ IN CONJUNCTION WITH STRUCTURAL, CIVIL ENGINEERING COMPUTATIONS, DRAWINGS AND ROOF & FLOOR TRUSS LAYOUT

SEWER SYSTEM SHALL BE IN ACCORDANCE WITH THE RELEVANT AUTHORITIES REQUIREMENTS

SUB-CONTRACTOR TO CHECK AND DETERMINE SET OUT DIMENSIONS IN RELATION TO TITLE BOUNDARIES AND RE-ESTABLISHMENT SURVEY. ANY DISCREPANCIES TO BE REPORTED TO DURABLE DESIGN FOR CLARIFICATION PRIOR TO COMMENCEMENT OF ANY WORKS

THE CLIENT OR THE CLIENT'S CONTRACTOR SHALL NOT MODIFY OR AMEND THE DRAWINGS, DOCUMENTS AND REGISTRATION NUMBERS WITHOUT THE KNOWLEDGE AND WRITTEN CONSENT OF DURABLE DESIGN.



Certificate No. 0012713046

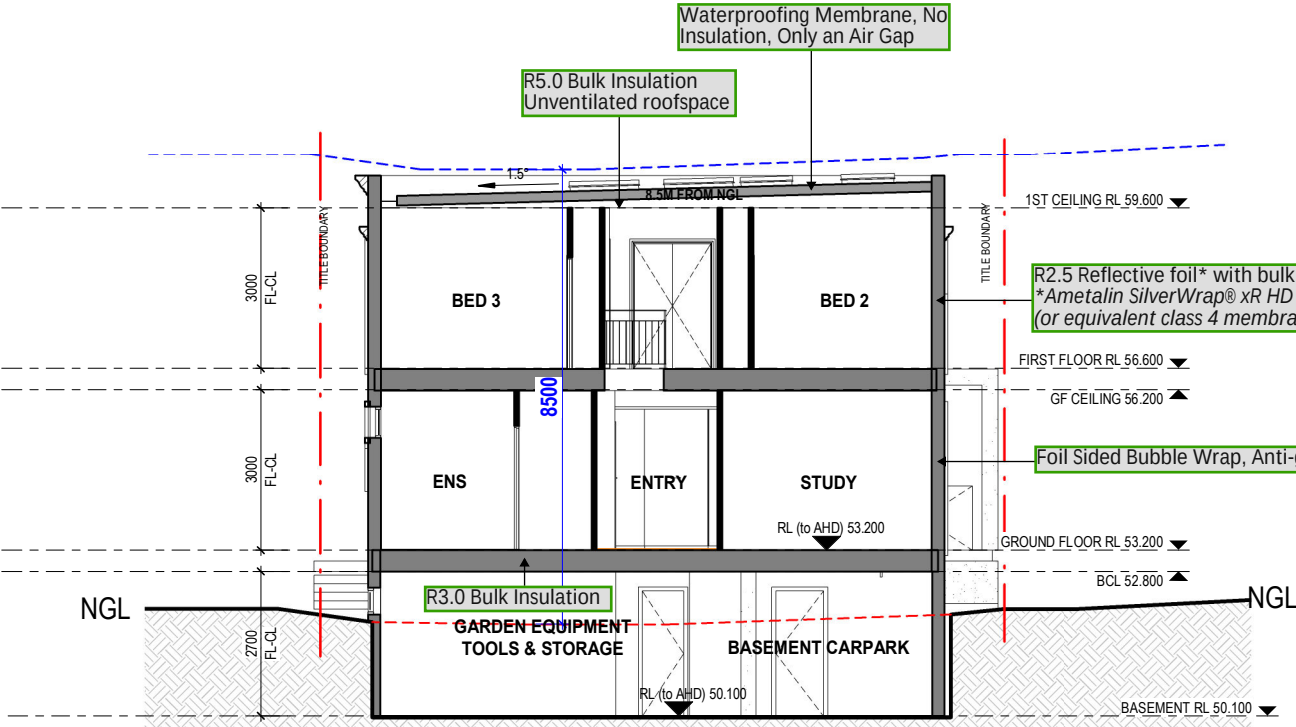
Scan QR code or follow website link for rating details.

Assessor name Zoran Cvetkovski

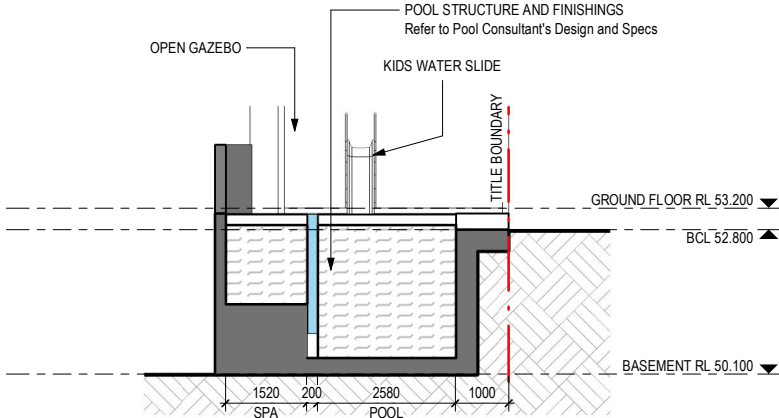
Accreditation No. DMN/13/1641

Property Address 12 Bykool Avenue, KINGSGROVE NSW 2208

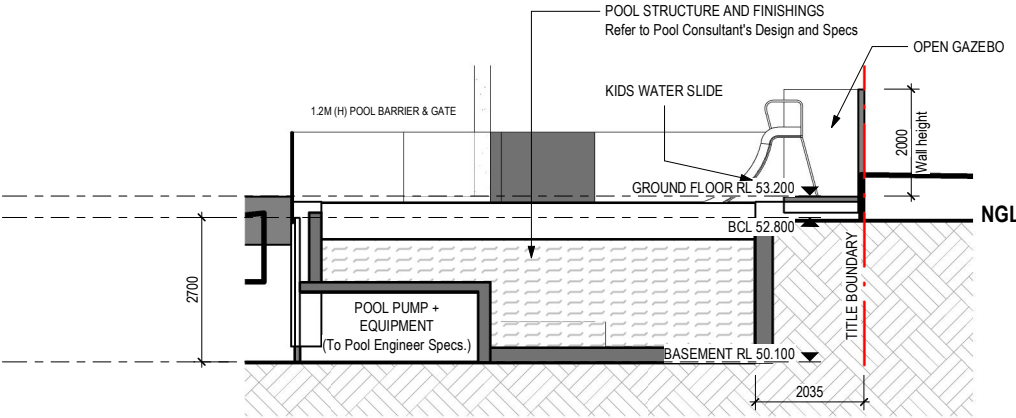




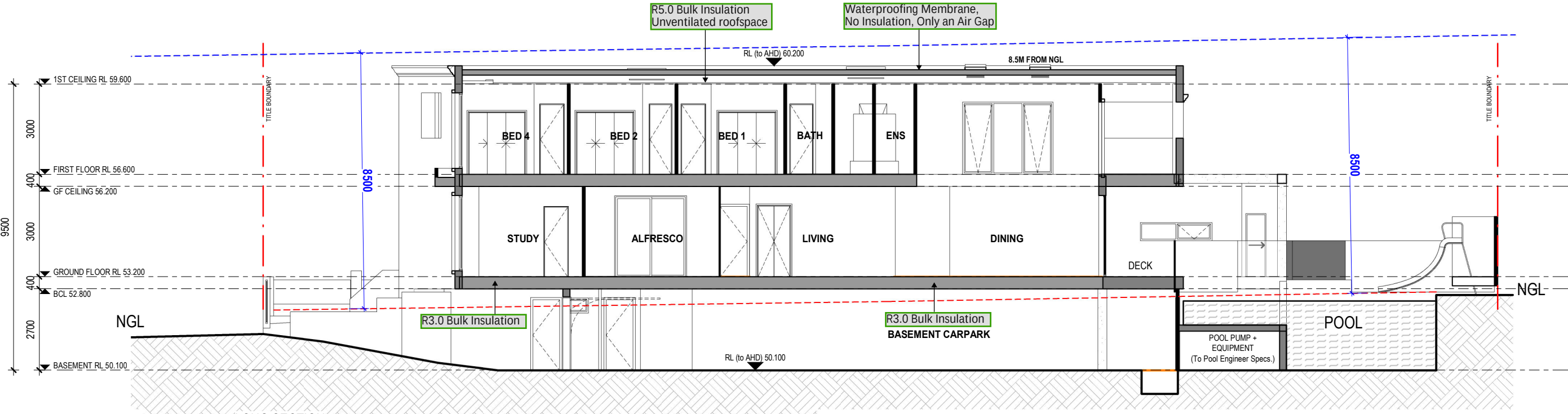
CROSS SECTION
SCALE 1:100
A



POOL CROSS SECTION
SCALE 1:100
C



POOL LONG SECTION
SCALE 1:100
D



LONG SECTION
SCALE 1:100
B



P: 1300 061 841 | E: info@natek.com.au
W: www.natek.com.au
PO Box 156 | 391 Burwood Road Belmore NSW 2192
P: 16659890767

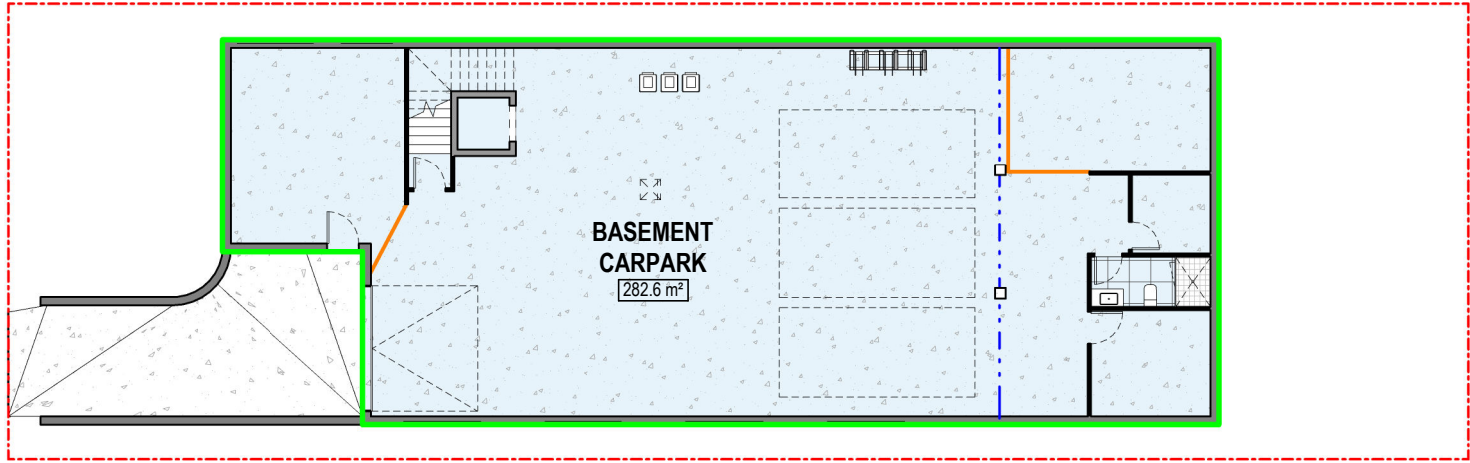
Rev	Description	Date
A	DA APPLICATION	28/10/25

CLIENT:
MR & MRS KHOURY

PROJECT:
Demolition of Existing and Construction of New Two Story House, Basement and pool
LOT 8 / DP 20665
NO.12 BYKOOL AVENUE, KINGSGROVE NSW 2208

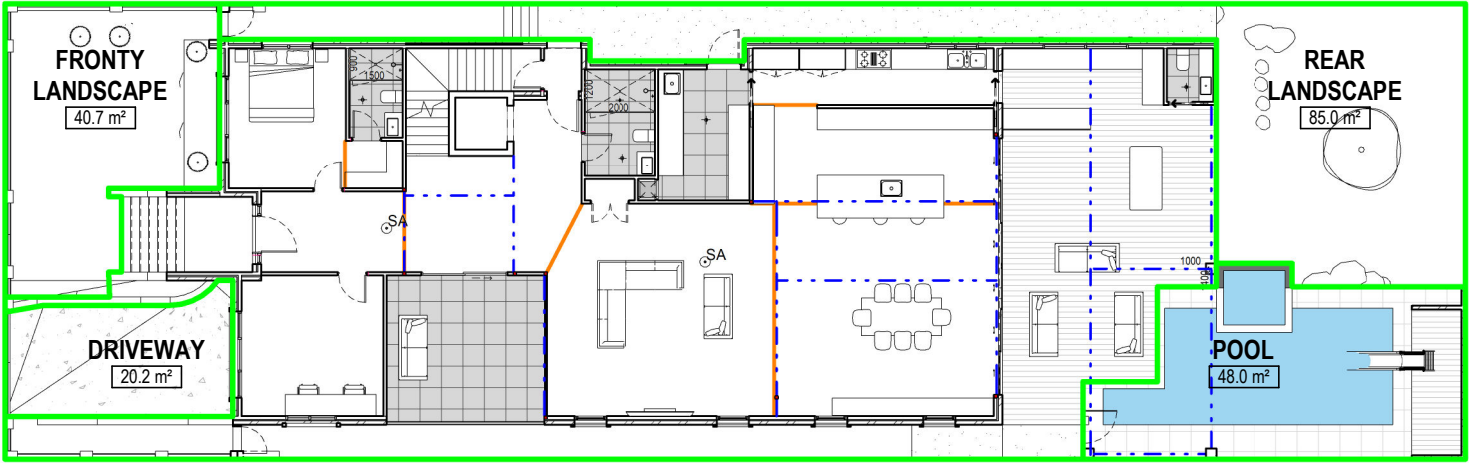
DRAWING NAME:
BUILDING SECTIONS
STATUS: FOR DA
SCALE: As indicated (A2)

PROJECT No. DRAWING No. ISSUE: TRUE NORTH:
A17 A
DRAWN: CHECKED: DATE: 12.11.25



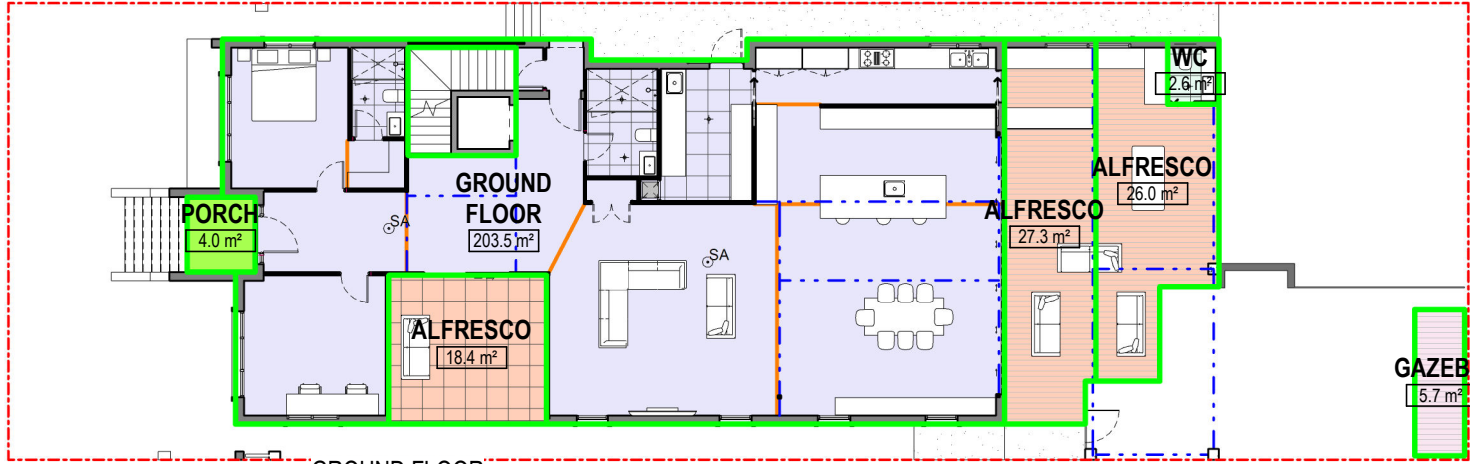
BASEMENT
SCALE1:150 1

**Certificate No. 0012713046**
Scan QR code or follow website link for rating details.
Assessor name Zoran Cvetkovski
Accreditation No. DMN/13/1641
Property Address 12 Bykool Avenue, KINGSGROVE NSW, 2208



LANDSCAPE & DRIVEWAY
SCALE1:150 4

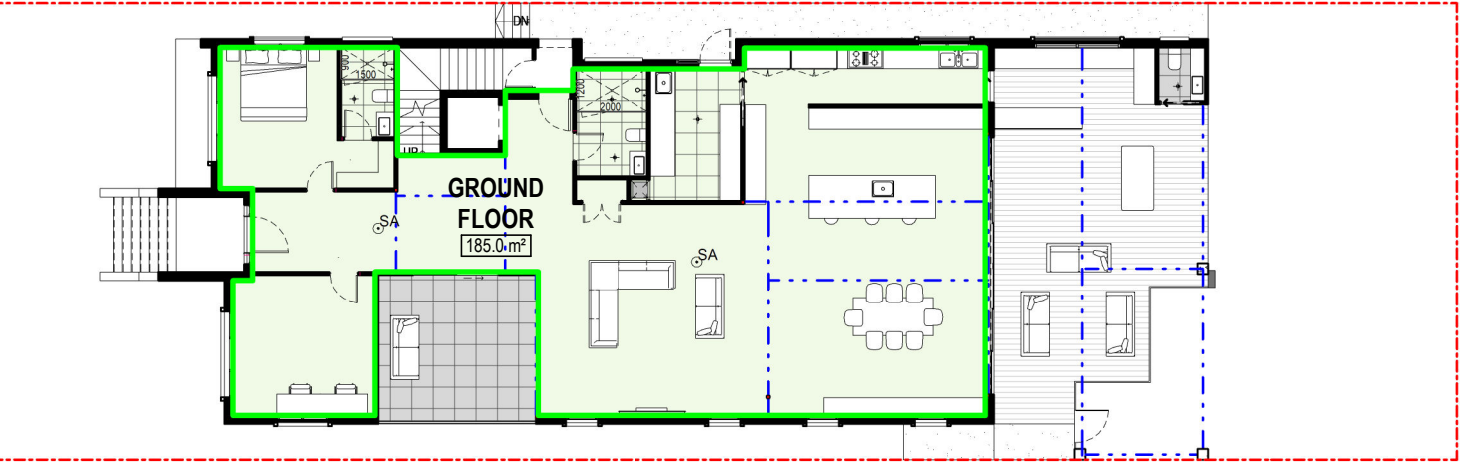
AREA LANDSCAPE & DRIVEWAY	
POOL	48.0 m ²
REAR LANDSCAPE	85.0 m ²
DRIVEWAY	20.2 m ²
FRONTY LANDSCAPE	40.7 m ²



GROUND FLOOR
SCALE1:150 2

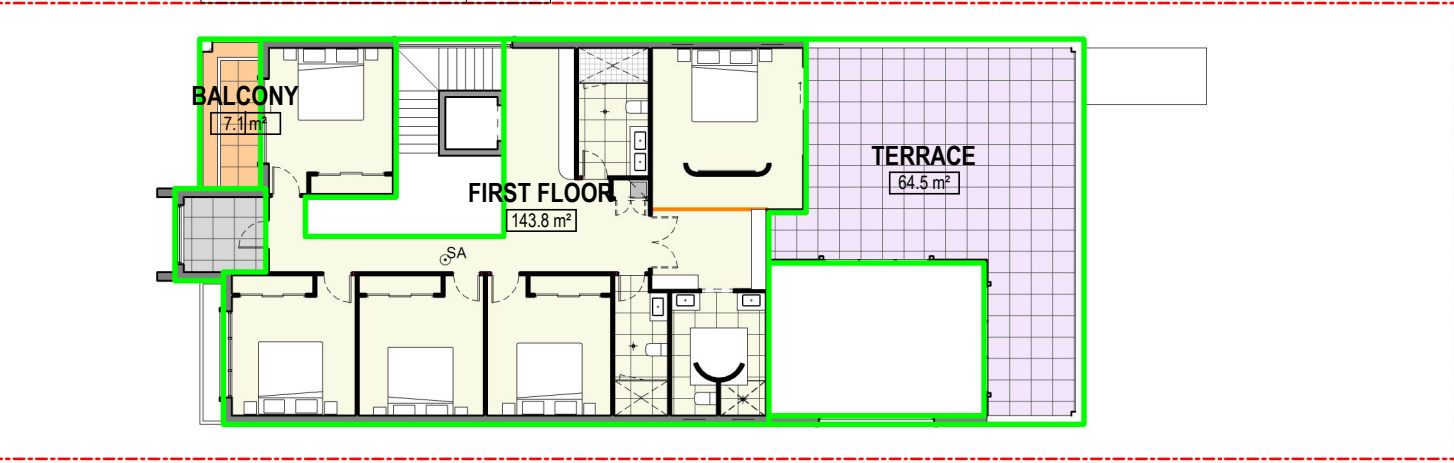
AREAS	
BASEMENT CARPARK	282.65 m ²
ALFRESCO	71.66 m ²
GAZEBO	5.70 m ²
GROUND FLOOR	203.46 m ²
PORCH	3.99 m ²

AREAS	
WC	2.63 m ²
BALCONY	7.12 m ²
FIRST FLOOR	143.81 m ²
TERRACE	64.48 m ²

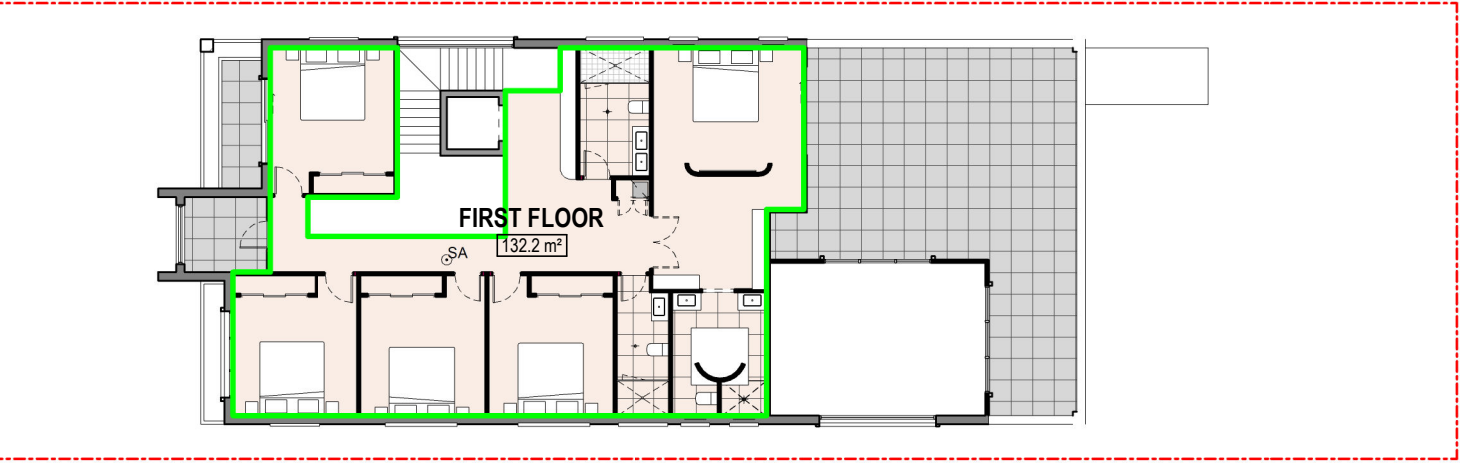


Ground Floor
SCALE1:150 5

Area Schedule (Gross Floor Area)	
GROUND FLOOR	185.0 m ²
FIRST FLOOR	132.2 m ²
TOTAL	317.2 m ²



FIRST FLOOR
SCALE1:150 3



FIRST FLOOR
SCALE1:150 6



P: 1300 061 841 | E: info@natek.com.au
W: www.natek.com.au
PO Box 156 | 391 Burwood Road Belmore NSW 2192
P: 16659890767

Rev	Description	Date
A	DA APPLICATION	28/10/25

CLIENT:
MR & MRS KHOURY

PROJECT:
Demolition of Existing and Construction of New Two Story House, Basement and pool
LOT 8 / DP 20665
NO.12 BYKOOL AVENUE, KINGSGROVE NSW 2208

DRAWING NAME: AREA PLAN	PROJECT No.	DRAWING No. A18	ISSUE: A	TRUE NORTH: 
STATUS: FOR DA	SCALE: 1 : 150 (A2)	DRAWN:	CHECKED:	DATE: 12.11.25